AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 1ST, 2026
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on TUESDAY, SEPTEMBER 1, 2026. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE) .

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 4TH, 2026 MINUTES

POSTPONING OF CASES

<u>ZONING CHANGE REQUEST CASES</u> - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **<u>2026-4710-ZC</u>**
   Existing Zoning: L-1 (Large Lot Residential District) and NC- 2 (Neighborhood Commercial District)
   Proposed Zoning: GC-2 (General Commercial District)
   Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
   Acres: 6.28 acres
   Petitioner: Nick Guillot
   Owner: JSB HWY 25, LLC
   POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

2. **<u>2026-4740-ZC</u>**
   Existing Zoning: R-1 (Rural Residential District) & NC-2 (Neighborhood Commercial District)
   Proposed Zoning: HC-3 (Highway Commercial District)
   Location: Parcel located on the north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E; Ward 8, District 13
   Acres: 14.3 acres
   Petitioner: Jeffery Rogers
   Owner: Bernard Schneier and William Freeman

3. **2026-4761-ZC**
   Existing Zoning: GC-1 (General Commercial District)
   Proposed Zoning: HC-2 (Highway Commercial District)
   Location: Parcel located on the west side of Mckinney Road, south of Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12
   Acres: 1.02 acres
   Petitioner: Magnolia Realty Investments - Christie Trosclair
   Owner: Magnolia Realty Investments - Christie Trosclair

4. **2026-4768-ZC**
   Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
   Proposed Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Home Overlay)
   Location: Parcel located on the east side of LA Highway 437, south of Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2 District 6
   Acres: 1.0 acre
   Petitioner: Jayne Loyd
   Owner: Jayne Loyd

5. **2026-4766-ZC**
   Text Amendment: Amend UDC Chapter 400 – Zoning, Section 400-7(H) and 400-8(I) to update standards for non-residential properties within the RES-1 and RES-2 Resilience Overlay Districts.

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **2026-4652-CP-Conditional Use: Commercial Excavation**
   Existing Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
   Proposed Use: Commercial Excavation
   Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
   Acres: 53.0 acres
   Petitioner: Glynn Huhn
   Owner: Margaret Ann Burns Sacco
   POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

2. **2026-4777-CP-Condiontional Use: Pole Permit**
   Existing Zoning: HC-2 (Highway Commercial District)
   Proposed Use: Pole Sign Permit
   Location: Parcel located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville; S19&30, T7S, R12E; Ward 4, District 11
   Acres: 0.836 acres
   Petitioner: Prince Signs, LLC – Ashley White
   Owner: Kent Store Development, LLC

OLD BUSINESS

NEW BUSINESS
ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 4, 2026
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE MANDEVILLE, LOUISIANA

ROLL CALL
Present: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
Absent: Borello, Truxillo, Milligan, Barrios
APPOINT ALTERNATES (IF APPLICABLE) – Blanchard and Crow

CALL TO ORDER

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INVOCATION - Seegar

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE JULY 7TH, 2026 MINUTES
1. Seegar made a motion to approve; second by Martino.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to approve minutes as written carries.

POSTPONING OF CASES
2. **2025-4445-ZC**
   Purpose: Amendments to the Official Parish Zoning Map and Unified Development Code in accordance with the Central St. Tammany Overlay District study, which includes an analysis of existing zoning, land use, and development patterns in Districts 6, 7, 9, & 11 and Wards 4, 5, 6, 7, & 9 of St. Tammany Parish
   POSTPONED FROM MAY 11, 2026 MEETING
   STAFF REQUESTS POSTPONEMENT FOR 2 MONTHS
   1. Robert made a motion to postpone for two months; second by Seegar.
      YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
      NAY: N/A
      ABSTAIN: N/A
      Motion to postpone two months carries.

3. **2026-4710-ZC**

Existing Zoning:	L-1 (Large Lot Residential District) and NC- 2 (Neighborhood Commercial District)
Proposed Zoning:	GC-2 (General Commercial District)
Location:	Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6, R11E, Ward 3, District 2
Acres:	6.28 acres
Petitioner:	Nick Guillot
Owner:	JSB HWY 25, LLC

   1. Robert made a motion to postpone one month; second by Seegar.
      YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
      NAY: N/A
      ABSTAIN: N/A
      Motion to postpone for one month carries.

AGENDA
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ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE) .

CALL TO ORDER

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INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 4TH, 2026 MINUTES

POSTPONING OF CASES

<u>ZONING CHANGE REQUEST CASES</u> - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **<u>2026-4710-ZC</u>**
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   Proposed Zoning: GC-2 (General Commercial District)
   Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
   Acres: 6.28 acres
   Petitioner: Nick Guillot
   Owner: JSB HWY 25, LLC
   POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

2. **<u>2026-4740-ZC</u>**
   Existing Zoning: R-1 (Rural Residential District) & NC-2 (Neighborhood Commercial District)
   Proposed Zoning: HC-3 (Highway Commercial District)
   Location: Parcel located on the north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E; Ward 8, District 13
   Acres: 14.3 acres
   Petitioner: Jeffery Rogers
   Owner: Bernard Schneier and William Freeman

3. **2026-4761-ZC**
   Existing Zoning: GC-1 (General Commercial District)
   Proposed Zoning: HC-2 (Highway Commercial District)
   Location: Parcel located on the west side of Mckinney Road, south of Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12
   Acres: 1.02 acres
   Petitioner: Magnolia Realty Investments - Christie Trosclair
   Owner: Magnolia Realty Investments - Christie Trosclair

4. **2026-4766-ZC**
   Text Amendment: Amend UDC Chapter 400 – Zoning, Section 400-7(H) and 400-8(I) to update standards for non-residential properties within the RES-1 and RES-2 Resilience Overlay Districts.

5. **2026-4768-ZC**
   Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
   Proposed Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Home Overlay)
   Location: Parcel located on the east side of LA Highway 437, south of Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2 District 6
   Acres: 1.0 acre
   Petitioner: Jayne Loyd
   Owner: Jayne Loyd

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **2026-4652-CP-Conditional Use: Commercial Excavation**
   Existing Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
   Proposed Use: Commercial Excavation
   Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
   Acres: 53.0 acres
   Petitioner: Glynn Huhn
   Owner: Margaret Ann Burns Sacco
   POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING
   STAFF REQUESTS POSTPONEMENT FOR 2 MONTHS

2. **2026-4777-CP-Condiontional Use: Pole Permit**
   Existing Zoning: HC-2 (Highway Commercial District)
   Proposed Use: Pole Sign Permit
   Location: Parcel located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville; S19&30, T7S, R12E; Ward 4, District 11
   Acres: 0.836 acres
   Petitioner: Prince Signs, LLC – Ashley White
   Owner: Kent Store Development, LLC

OLD BUSINESS

NEW BUSINESS
ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
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21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

1. **2026-4652-CP-Conditional Use: Commercial Excavation**

Existing Zoning:	L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Use:	Commercial Excavation
Location:	Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
Acres:	53.0 acres
Petitioner:	Glynn Huhn
Owner:	Margaret Ann Burns Sacco

POSTPONED FROM THE JULY 7, 2026 ZONING MEETING
STAFF REQUESTS POSTPONEMENT

1. Representative Jeff Schoen came to the podium to represent the request.
2. John Adams came to the podium in opposition to the request.
3. Blake Scott came to the podium in opposition to the request.
4. Linda Pippins came to the podium in opposition to the request.
5. Kevin Greve came to the podium in favor of postponement.
6. Charles Newell came to the podium with questions regarding the request.
7. Robert made a motion to postpone one month; second by Seegar.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to postpone for one month carries.

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

4. **2026-4716-ZC**

Existing Zoning:	L-1 (Large Lot Residential District)
Proposed Zoning:	S-1 (Suburban Residential District)
Location:	Parcel located on the south side of Firetower Road, west of LA Highway 59, being 21310 Firetower Road, Mandeville; S13, T7S, R10E, Ward 4, District 11
Acres:	.60 acres
Petitioner:	Nicholas Nelson
Owner:	Nicholas Nelson

1. Dale Norman came to the podium in opposition to the request.
2. Mike Amac came to the podium in opposition to the request.
3. Malcolm Farmer came to the podium in opposition to the request.
4. Patrick McAuliffe came to the podium in opposition to the request.
5. Petitioner Nicholas Nelson came to the podium to represent the request.
6. Robert made a motion to deny; second by Seegar.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Blanchard, Crow
   NAY: Walker
   ABSTAIN: N/A
   Motion to deny carries.

DRAFT

5. 2026-4725-ZC

Existing Zoning: R-1 (Rural Residential District
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcel located on the south and east sides of Buds Lane, Covington; S28, T6S, R10E, Ward 1, District 3
Acres: 3.09 acres
Petitioner: Rudolph Stahl
Owner: Rudolph Stahl

1. Petitioner Rudolph Stahl came to the podium to represent the request.
2. Karl Stahl came to the podium to represent the request.
3. Robert made a motion to approve; second by Martino.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to approve carries.

6. 2026-4727-ZC

Existing Zoning: R-2 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: R-2 (Rural Residential District), RO (Rural Overlay), MHO (Manufactured Home Overlay)
Location: Parcel located on the west side of LA Highway 40 and south of Stermer Drive, Bush; S23, T5S, R11E, Ward 2, District 6
Acres: 2.68 acres
Petitioner: Summer Hudson
Owners: Chase Hudson and Tiffany Hudson

1. Petitioner Chase Hudson came to the podium to represent the request.
2. Robert made a motion to approve; second by Seegar.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to approve carries.

7. 2026-4735-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-I (Light Industrial and Warehouse District)
Location: Parcels located on the east side of Albert Street, north of Paul Road, Slidell; S44, T9S, R14E, Ward 9, District 13
Acres: 0.433 acres
Petitioner: Jody E. Morris
Owners: Oak Habor Real Estate Investments LLC - Jody E. Morris

1. WITHDRAWN

8. 2026-4737-ZC

Existing Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Home Overlay), and RO (Rural Overlay)
Location: Parcel located on the north side of LA Highway 40, and west of Short Street, Covington; S26, T5S, R10E, Ward 2, District 2
Acres: 1.45 acres
Petitioner: Darren & April Gomez
Owners: Darren & April Gomez

1. Petitioner Darren Gomez came to the podium to represent the request.
2. Martino made a motion to approve; second by Robert.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Blanchard, Crow
   NAY: N/A
   ABSTAIN: Walker
   Motion to approve carries.

DRAFT

9. 2026-4738-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the east side of LA Highway 1085, north of Boudreaux Court, Madisonville. S7, T7S, R10E, Ward 1, District 1
Acres: .64 acres
Petitioner: Ally Carter
Owners: Ally Carter

1. Petitioner Ally Carter came to the podium to represent the request.
2. Robert made a motion to deny.
3. Martino made a motion to approve; second by Walker.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard
   NAY: N/A
   ABSTAIN: Crow
   Motion to approve carries.

10. 2026-4739-ZC

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)
Location: Parcel located on the east side of LA Highway 1081, north of Romans Road, Covington, S36, T5S, R11E, Ward 2, District 2
Acres: 6.028 acres
Petitioner: Eric V & Ann Bankston
Owners: Eric V & Ann Bankston

1. Ann Bankston came to the podium to represent the request.
2. Seegar made a motion to approve; second by Walker.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to approve carries.

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

11. Plan Review No. 2024-3956-PR

Proposed Use: Hardware Store
Location: Parcel located on the west side of LA Highway 21, east of LA Highway 1077, Madisonville; S41, T7S, R10E; Ward 1, District 4
Acres: 1.075 acres
Petitioner: John Gutierrez
Owner: Dylan Realty and Development, LLC.

1. Petitioner John Gutierrez came to the podium to represent the request.
2. Professor Buck Abbey came to the podium to represent the request.
3. Irene Houlemard came to the podium with questions regarding the request.
4. Bonnie Boettner came to the podium to represent the request.
5. Robert made a motion to approve as presented with a waiver to the irrigation plan, subject to the addition of an 8’ privacy fence on western rear property line approved.; second by Seegar.
   YEA: Seegar, Robert, Gaines, Martino, Narcisse, Walker, Blanchard, Crow
   NAY: N/A
   ABSTAIN: N/A
   Motion to approve as presented with a waiver to the irrigation plan, subject to the addition of an 8’ privacy fence on western rear property line approved.

ADJOURNMENT – Narcisse; second by Martino

DRAFT

Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2

Petitioner: Nick Guillot

Owner: JSB HWY 25, LLC

Size: 6.28 acres

Posted: August 12, 2026

Commission Hearing: September 1, 2026

Prior Determination: Postponed for one month – 09/01/26

Determination: Approved, Denied, Postponed

Current Zoning:

L-1 (Large Lot Residential District) and

NC-2 (Neighborhood Commercial District)

Requested Zoning:

GC-2 (Neighborhood Commercial District)

Future Land Use: Mixed Use and Residential Medium Intensity

Flood Zone: Effective Flood Zone: C; Preliminary Flood Zone: X**;** Non-CDA

Elevation Requirements: FFE is 12" above the crown of street elevation

FINDINGS

1. The request consists of a zoning change of 6.28-acres from L-1 Large Lot Residential District and NC-2 Neighborhood Commercial District to GC-2 General Commercial District. The property is located on the east side of LA Highway 25, south of River Road, Covington.

2. *Zoning History*

Table 1: Zoning history of Subject Lot(s)

Zoning Case	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	S-1 (Suburban Residential District)

Site and Structure Provisions

3. A portion of the property is developed with an 8,712 sq. ft. structure that was previously used as a nunnery.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential)
South	Commercial	NC-2 (Neighborhood Commercial District) and ED-2 (Educational District)
East	Commercial	HC-2 (Highway Commercial District) and L-1 (Large Lot Residential District)
West	Residential	L-1 (Large Lot Residential) and NC-2 (Neighborhood Commercial District)

4. As shown in Table 2, the subject site abuts single-family residential development to the north which is zoned L-1 Large Lot Residential District, a commercial property zoned HC-2 Highway Commercial District to the east, a commercial development zoned NC-2 Neighborhood Commercial District and ED-2 Educational District to the south, and residential development zoned L-1 Large Lot Residential District to the west.

5. The purpose of the existing L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.

    a. The minimum lot size requirements within the L-1 Large Lot Residential District is 1-acre and 150' of width.

    b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, Single-family residential, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility

6. The purpose of the existing NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide food and services to the residents of the neighborhood with minimal impact.

    a. The max building size allowable within the NC-2 district is 10,000 sq. ft.

    b. Permitted uses include: Animal services, Art studio, Bed and breakfast, Club or lodge Community home*, Day care center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility Adult Secondary, Educational Facility Learning Center, Educational Facility Elementary or Middle School, Educational facility High School, Garden Supply and Greenhouse, Medical Facility - Clinic, Office, Personal Service Establishment, Place of Worship, Restaurant, Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, Townhouse* Veterinary Clinic, no outdoor kennels

    c. Conditional uses include: Restaurant, dine in with lounge

    d. Special use restrictions:
        i. Personal service establishments and restaurants in the NC-2 District are limited to 5,000 sq. ft. in floor area.

        ii. Bed and breakfasts in the NC-2 District shall be limited to 5 guest rooms.

7. The purpose of the requested GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

    a. The max building size allowable within the GC-2 district is 20,000 sq. ft.

    b. Permitted uses include:[1] Animal services, Art studio, **Athletic field**, Bed and breakfast, Civic Club or lodge, **Community Center**, Community home*, **Convention center**, Day care Center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility - Adult Secondary, Educational Facility-Learning Center, Educational Facility - Elementary or Middle School, Educational facility - High School, **Educational Facility - University and Associated Research Center**, **Educational Facility - Vocational School,** Garden Supply and Greenhouse, **Golf Course and Recreational Facility, Gymnasium, Laboratory, Marina,** Commercial Medical Facility - Clinic, Office, **Park,** Personal Service Establishment, Place of Worship, **Playground, Recreational Vehicle Park, Residential Care Facility,** Restaurant - Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, **Tower, Radio, Telecommunications, Television or Microwave*,** Townhouse* Veterinary Clinic, no outdoor kennels.

    c. Conditional uses include: Restaurant, dine in with lounge

8. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses within a maximum building size of 20,000 sq. ft. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

[1] Bolded uses not allowable in the property's existing NC-2 zoning classification.

Consistency with New Directions 2040

Mixed-Use: Areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

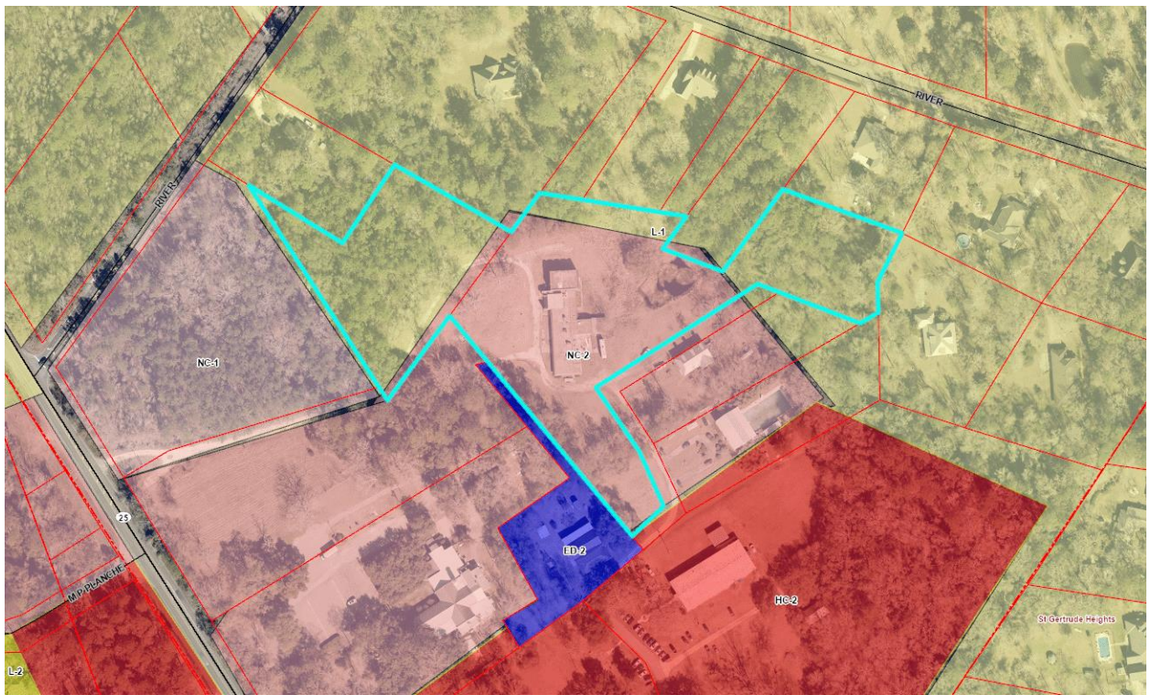
Standards for Review (Sec. 200-3.1.G) *- When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
iv. The proposed amendment is compatible with existing use and zoning of nearby property.
v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2026-4710-ZC
L-1
RIVER
NC-1
NC-2
ED-2
HC-2
25
S-2
Jones and Pickett Addition
St Gertrude Heights
ST-GERTRUDE
L-2
I-1

2026-4710-ZC

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

08-26-2024 6333A

DATE FILE NO.

Monique T Bringol, Deputy Clerk

A MINOR SUBDIVISION OF AN 1.01, 1.00, 1.93 & 5.20 ACRE PARCEL OF LAND, INTO PARCELS A1, A2 & A3, LOCATED IN SECTION 17, T6S, R11E, ST. TAMMANY PARISH, LOUISIANA

Note: Improvements on Parcel A1 & A2 are not shown

Utilities & Fencing not shown

This property is located in Flood Zone B & C, per Fema Map No. 225205 0150 C, Dated 10-17-1989

RIVER ROAD

S70°19'33"E 64.42'

S70°07'43"E 129.39'

50.09'

114.6'

193.4'

380.1'

Not Part

N32°11'37"E-358.86'

A1 1.40 ACRES

1.00 ACRE

324.44'

S35°22'18"W-395.89'-Total

Not Part

Andrew Kearns Not Part

William E. Hyde

S70°35'21"E-227.31'

N35°26'38"E 181.17'

L3

L4

L5

N70°15'34"W-192.86'

155.04'

S57°14'26"W-340.34'

S57°14'26"W-332.90'

A2 1.47 ACRES

Inst. No. 1307371

1.01 ACRE

S33°37'29"E 110.36'

L1

N58°56'38"E-425.81'

Inst. No. 1133315

1.347 ACRES

Not Part

L2

N26°04'38"W 136.58'

L7

L6

P.O.B.

S48°40'47"W-100.00'

N40°34'29"W-510.05'

106.04'

22.3'

S35°25'53"W 186.98'

Gravel

Church Building

Conc.

A3 6.28 ACRES

5.20 ACRES

N35°26'50"E 185.53'

N35°26'50"E 85.69'

76.85'

S81°52'03"E-215.56'

S81°52'03"E 48.92'

71.45'

114.06'

S70°09'12"E

138.70'

S60°57'42"E-240.24'

73.8'

159.85'

N35°24'14"E

S61°10'11"E 192.10'

81.88'

1.93 ACRES

Tonya Michelle Mccray Not Part

N33°41'19"W-459.63'

River Road

N35°22'47"E-455.93'

Inst. No. 2023376

First Apostolic Church of Covington Not Part

4.13 ACRES

40' Access Servitude (Inst. No. 2412369)

41.69'

60' Access Servitude (Inst. No. 2412369)

S32°28'44"E 20.71'

N72°34'50"E-374.61'

N72°34'50"E 113.23'

62.13'

S72°34'50"W-488.83'

N32°28'44"W-232.57'

Gravel Drive

Parcel MC-2 Not Part

Parcel MC-1 Not Part

Geraldine Singer Not Part

Asphalt

UNNAMED SERVITUDE OF ACCESS

Existing 60' Private Serv. of Passage from La. Hwy. 25 (30' each side center of Road) File No. E1130 Clerks Office

LA. HWY. 25

297.2'

LEGEND:

- ● = Fnd. 1/2" Iron Rod
- ○ = Set 1/2" Iron Rod
- ■ = Fnd. 3/4" Iron Rod

References:

1. A Resub Plat by Jeron Fitzmorris, Map File No. 4742B, Clerk of Courts Office
2. A Survey Plat by Kelly McHugh attached to Instrument No. 805322, Clerk of Courts Office
3. A Resub Plat by Kelly McHugh, Map File No. 6138D, Clerk of Courts Office
4. A Survey Plat by Thomas Fontcuberta attached to Instrument No. 1625290, Clerk of Courts Office
5. A Survey Plat by Kelly McHugh of 1.347 Acres, Dated 11-4-1997, Job No. 97-294, for Carl Freeman
6. A Survey Plat by Jeron Fitzmorris attached to Instrument No. 1425874, Clerk of Courts Office
7. A Resub Plat by Acadia Land Surveying, LLC Map File No. 4738C, Clerk of Courts Office
8. A Cash Sale Deed attached to Instrument No. 1307371, Clerk of Courts Office
9. A Survey Plat of 3.233 Acres & 60' Servitude of Passage, Map File No. E1130, Clerks Office
10. A Deed of Servitudes of road, well, electric, gas & drains attached to Instrument No. 750985 Clerk of Courts Office
11. A Survey Plat by Kelly Mchugh, attached to Instrument No. 750985, Clerk of Courts Office
12. A Act of Predial Servitude and Establishment of Maintenance Agreement attached to Instrument No. 2412369, Clerk of Courts Office

Reference calls are not shown

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is reported to be S89°59'43"W-1033.9'; N31°33'19"W-1250.27'; N54°03'25"E-583.47'; N49°38'30"E-241.23' from the 1/4 Corner common to Sections 17 & 20, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Line Table:

L1=S33°37'29"E-138.83'
L2=S26°03'18"E-111.70'
L3=S26°22'02"W-97.52'
L4=S02°07'44"E-53.19'
L5=S58°08'18"W-37.72'
L6=N40°34'29"W-30.00'
L7=N48°40'47"E-76.65'

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler, III License No. 4894 Professional Land Surveyor

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

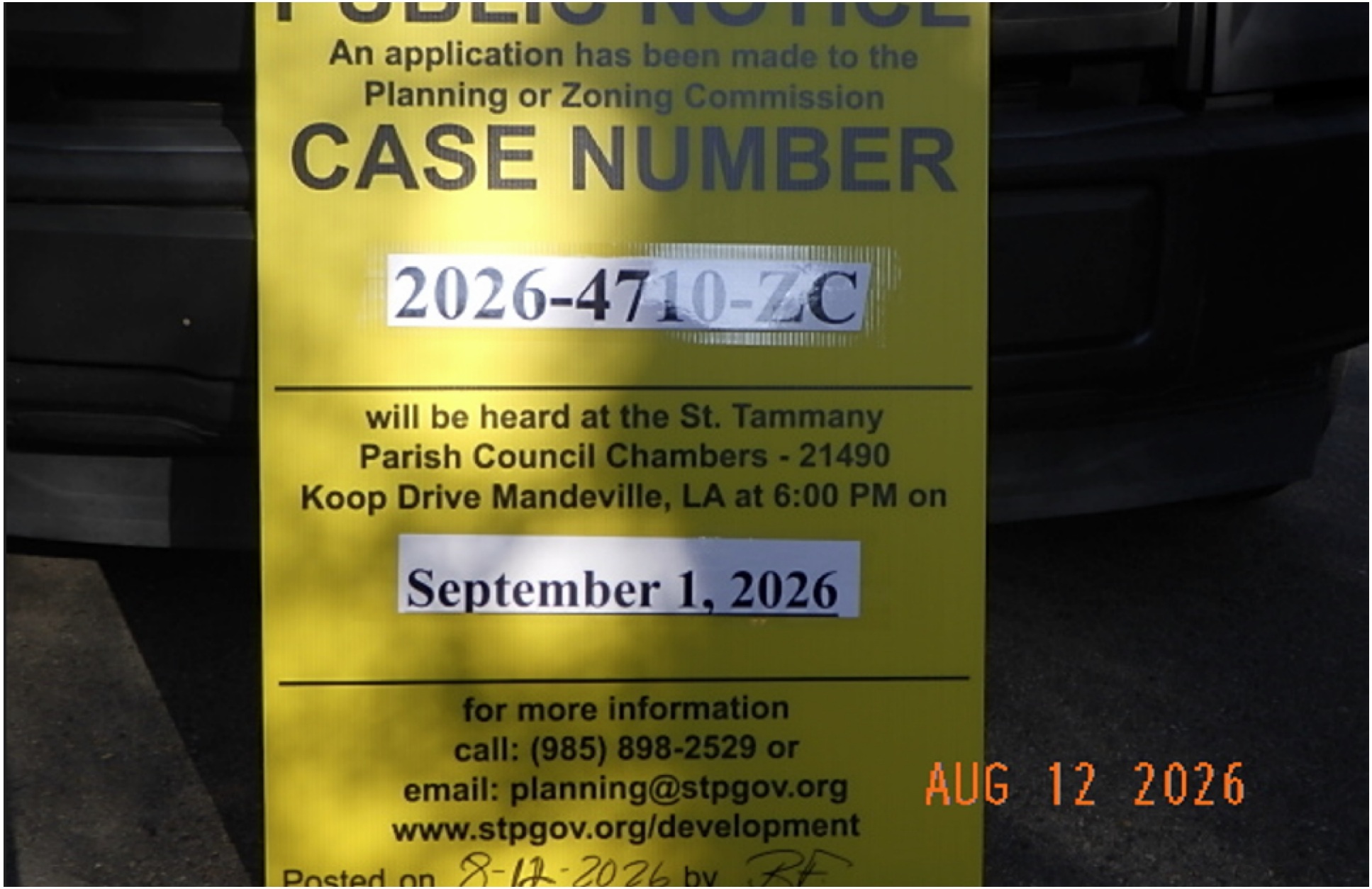
MAP PREPARED FOR

First Apostolic Church of Covington

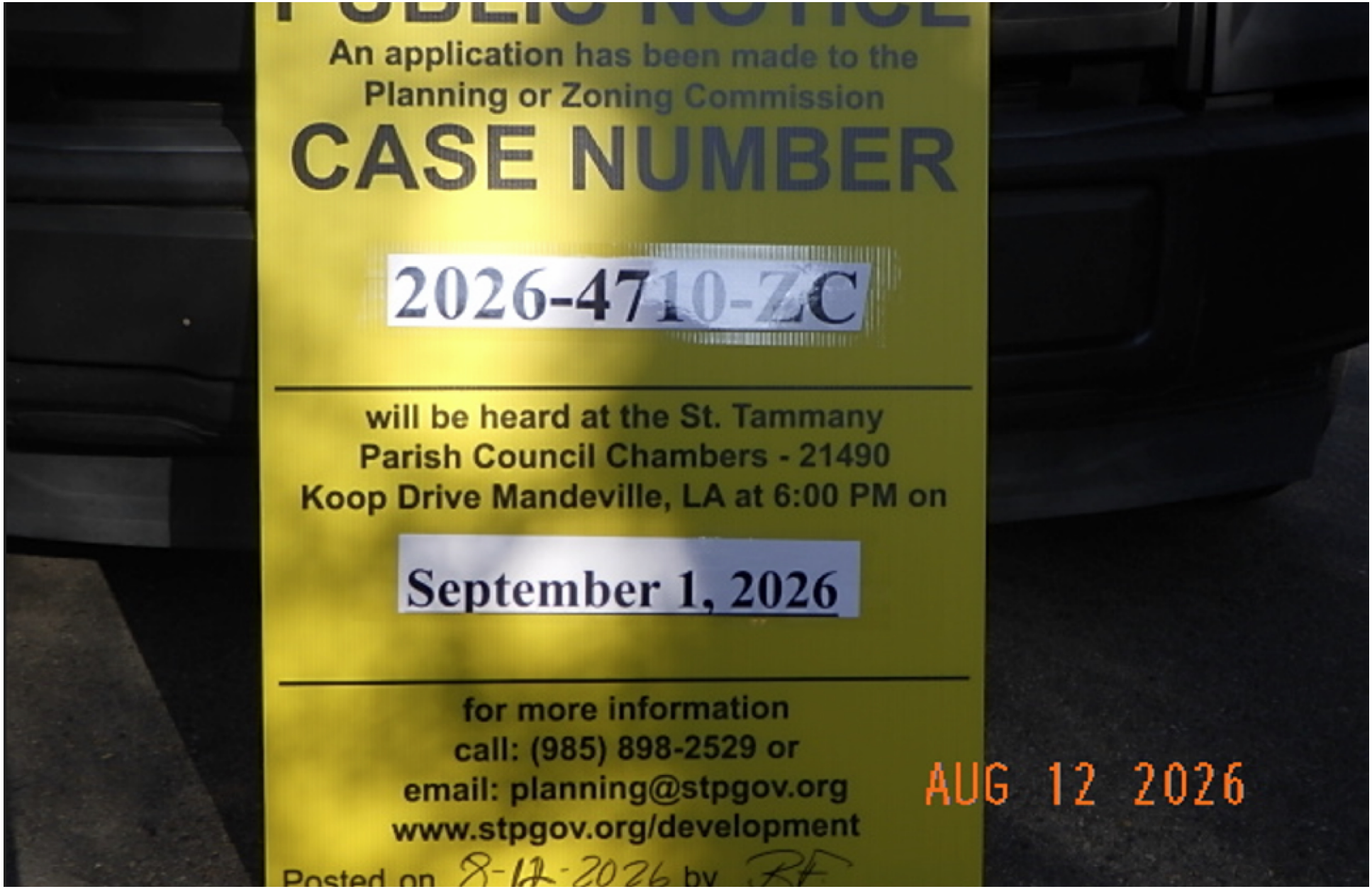
SCALE: 1"= 130'		DRAWN BY JWG
DATE: 6-19-2024		
LOCATED IN SECTION 17, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA		SURVEY NUMBER 21690

Terr3/CarlFreeman

2026-4710-ZC


PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4710-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 8-12-2026 by RF
AUG 12 2026

2026-4710-ZC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email: planning@stpgov.org
www.stpgov.org/development
Posted on 8-12-2026 by
AUG 12 2026

Location: Parcel located on the north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E

Petitioner: Jeffery Rogers

Owner: Bernard Schneider and Wiliam Freeman

Size: 14.3 acres

Posted: August 13, 2026

Commission Hearing: September 1, 2026

Determination: Approved, Denied, Postponed

Current Zoning

R-1 Rural Residential District & NC-2 Neighborhood Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Coastal Conservation

Flood Zone: Effective Flood Zone: A;

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone a 14.3-acre parcel from R-1 Rural Residential District & NC-2 Neighborhood Commercial District to HC-3 Highway Commercial District. The property is on the north side of US Highway 90, east of US Highway 190 E., Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
86-051A	Unknown	SA
09-2117	SA	R-1 Rural Residential District
09-2117	SA	NC-2 Neighborhood Commercial District

Site and Structure Provisions

2. The subject property is currently developed with an existing swamp tour business.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Undeveloped	R-1 Rural Residential District
South (across Hwy. 90)	Boat Launch	NC-2 Neighborhood Commercial District
East	The Pearl River	R-1 Rural Residential District and PF-2 Public Facilities
West	Undeveloped	R-1 Rural Residential District

3. As shown in Table 2, the subject property is abutting R-1 Rural Residential Zoning District to the north and west and the Pearl River to the east. The site is primarily flanked by undeveloped property with the exception of an existing boat launch across US Highway 90 which is zoned NC-2 Neighborhood Commercial District.

4. The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. The maximum building size permitted under the NC-2 Neighborhood Commercial District is 10,000 square feet. Permitted uses include the following:

    a. Animal services; Art studio; Bed and breakfast; Club or lodge; Community home*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.

5. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

    a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.

    b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

6. The purpose of the proposed HC-3 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:

    a. Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

7. If approved, the applicant could develop the 14.3 acres with any one of the aforementioned allowable uses. Any commercial development will require the site meet STP required general development standards including parking, landscaping, and drainage.

8. Per the petitioner's application, the purpose of the request is to allow for the site to be developed with a micro distillery, which is a permitted use within the HC-3 Highway Commercial District, subject to the following minimum standards:

    a. No brewery or distillery shall permit beer or spirit tasting and consumption without proper permitting from the parish and the state.
    b. Beer or spirit-related items. Items that may be used in connection with the serving, storing, or display of beer or spirits, or written material describing beer, spirits, food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on site; other non-beer or non-spirit related items may not be sold.
    c. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers, and out-of-state purchasers are permitted.
    d. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
    e. Special events and entertainment which consists of indoor live performances are permitted subject to compliance with requirements set out in Sec. 6-30 of the Code of Ordinances.
    f. On-site tasting rooms shall be subject to the use and parking standards of a bar and any limitations provided for in state law. The facilities may also include other uses such as a standard restaurant, bar, or live entertainment.
    g. Entertainment, Outdoor uses are permitted as an accessory use subject to compliance with the following regulations:
        i. Outdoor entertainment areas including patios, beer gardens, stages, or seating areas with speakers must be located at least 50 feet from any adjacent property line with a residential zoning classification or use.
        ii. If a greater distance is not feasible due to existing site constraints, a minimum 8 ft. high solid sound barrier wall must be installed. In addition, the Planning and Zoning Commission shall have authority to require additional sound barrier measurements through the Conditional Use process.
        iii. Outdoor speakers must be directional and oriented away from residential properties or uses.

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, tidal wetlands and adjacent lands accommodating very low-intensity human land.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

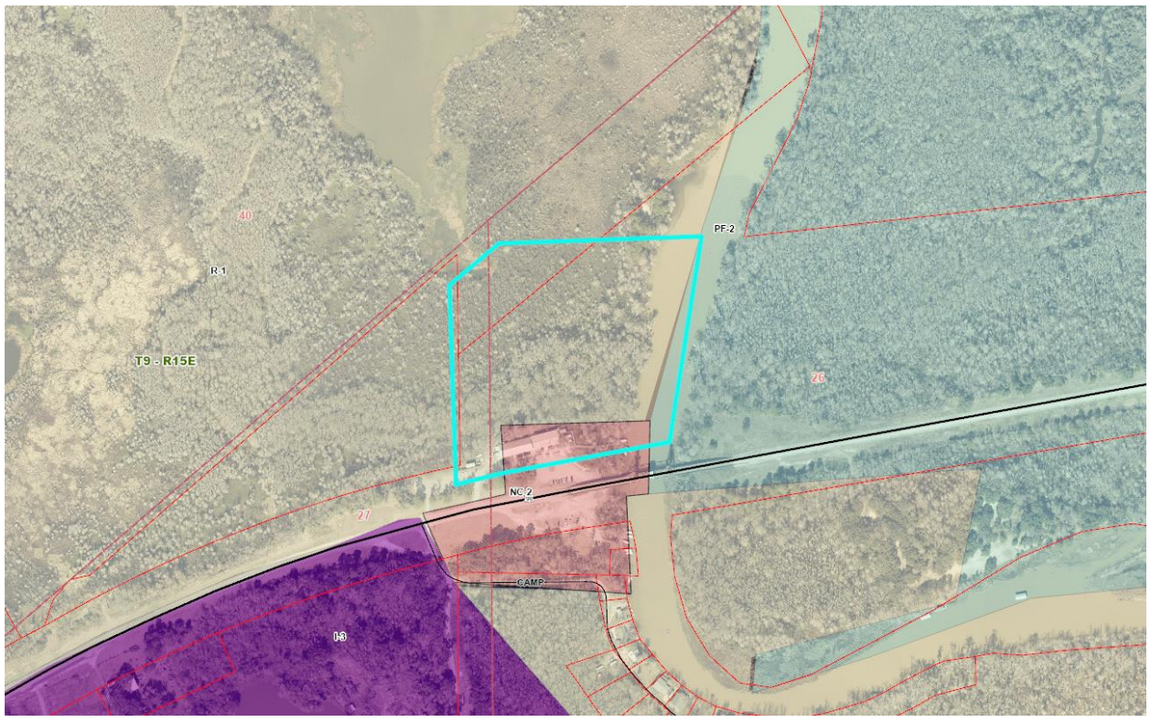
i. Goal 1:4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
ii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
iii. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
iv. Strategy 3:2:2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
iv. The proposed amendment is compatible with existing use and zoning of nearby property.

v. The proposed amendment is a more suitable zoning classification for the property than the current classification.

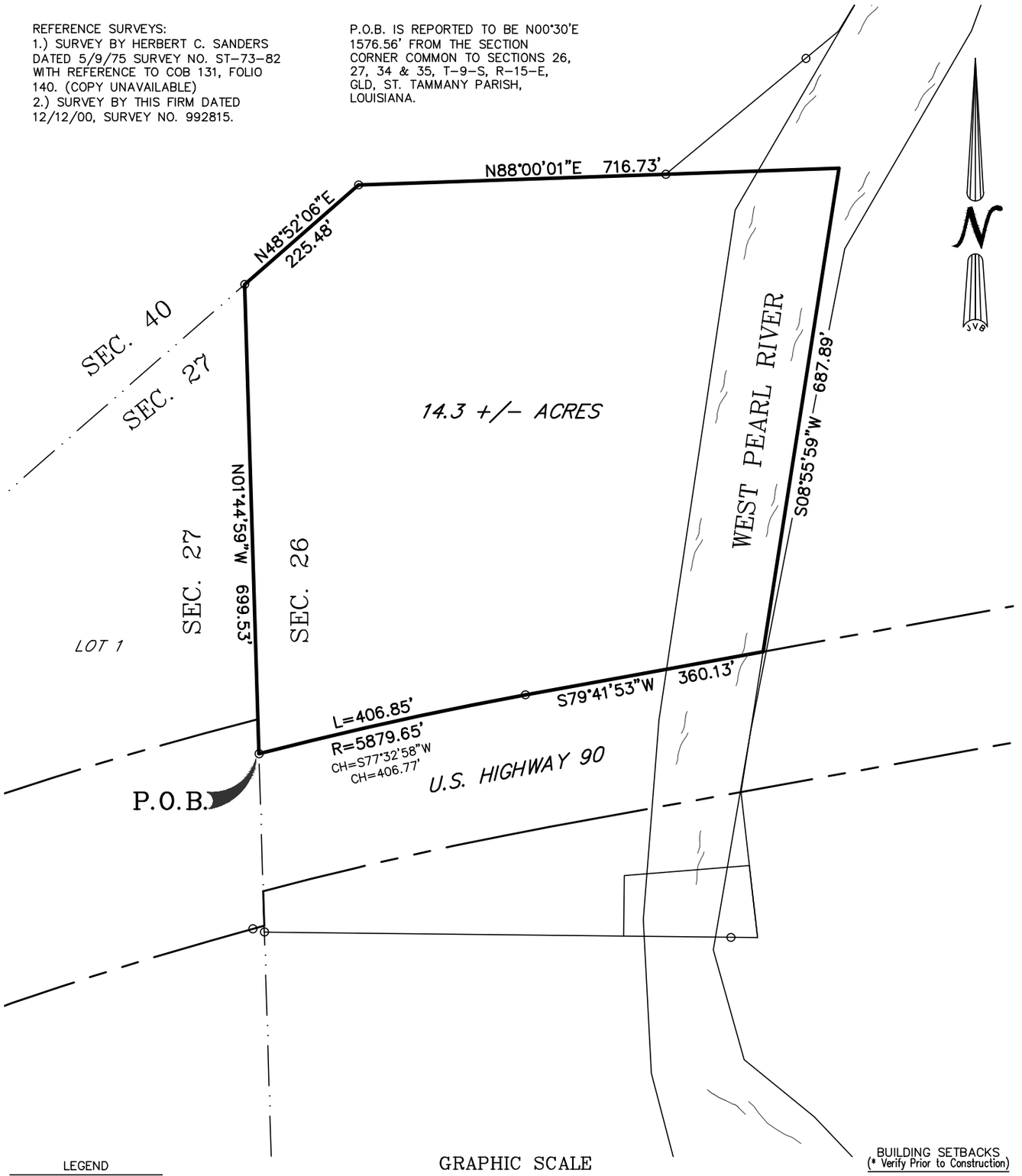
vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



2026-4740-ZC

REFERENCE SURVEYS:
1.) SURVEY BY HERBERT C. SANDERS DATED 5/9/75 SURVEY NO. ST-73-82 WITH REFERENCE TO COB 131, FOLIO 140. (COPY UNAVAILABLE)
2.) SURVEY BY THIS FIRM DATED 12/12/00, SURVEY NO. 992815.

P.O.B. IS REPORTED TO BE N00°30'E 1576.56' FROM THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, T-9-S, R-15-E, GLD, ST. TAMMANY PARISH, LOUISIANA.



LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

ADDRESS: U.S. HIGHWAY 90

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 200 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0575 d
F.I.R.M. Date 4/2/91
ZN: A10 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20160592
DATE: 8/25/16

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

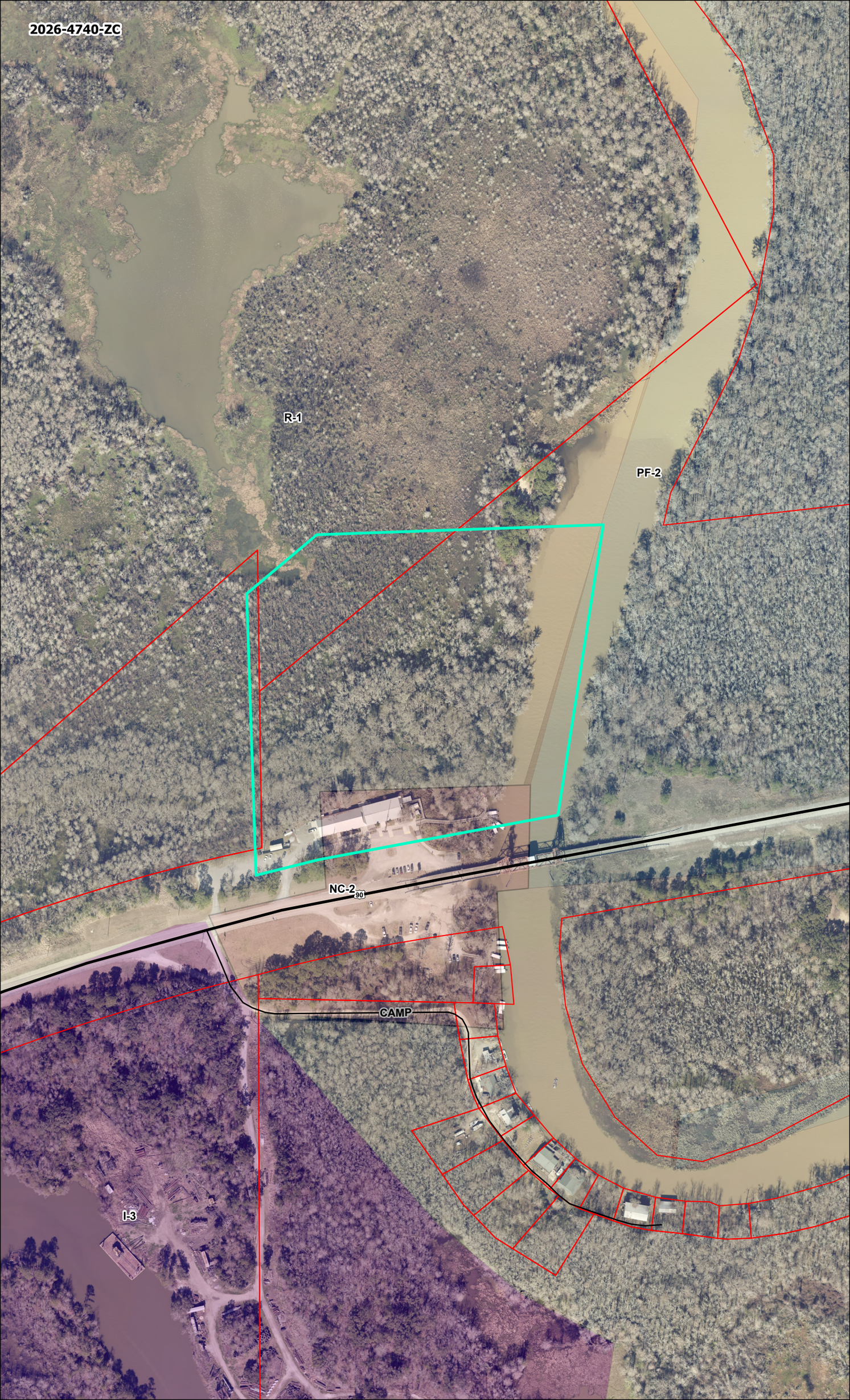
DRAWN BY: JDL
CHECKED BY: WLS
SCALE: 1" = 200'

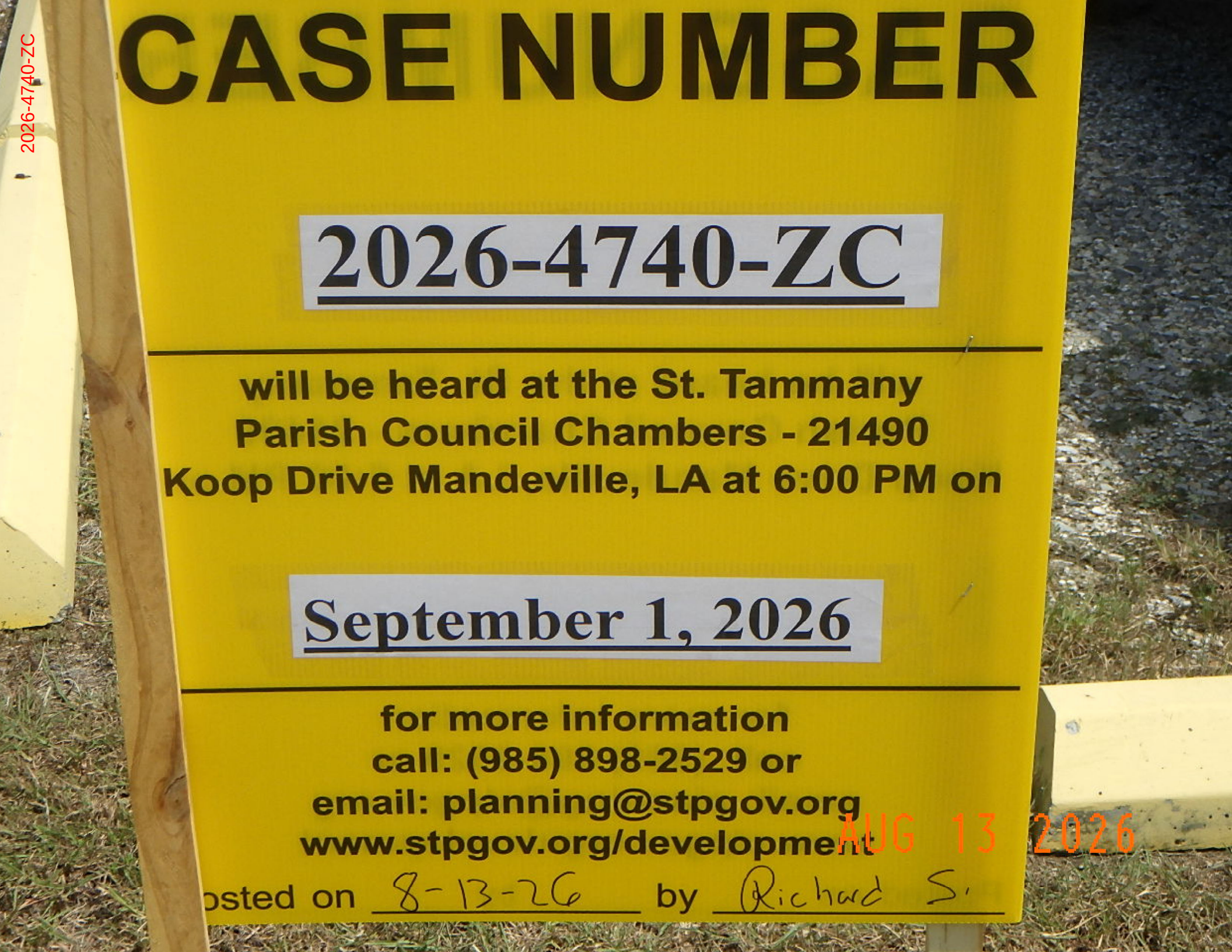
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SKETCH MAP OF A 14.3+/- ACRE PARCEL OF LAND IN SECTION 26, T-9-S, R-15-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JEFF ROGERS

PATHFILE: \\M: \!SURVEYING\2016\BOUNDARY SURVEY\T09-R15\SEC. 26\20160592, 26-9-15, ROGERS\dwg


2026-4740-ZC
R-1
PF-2
NC-2
90
CAMP
I-3


2026-4740-ZC
CASE NUMBER
2026-4740-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
AUG 13 2026
osted on 8-13-26 by Richard S.

2026-4740-ZC
PUBLIC NOTICE
An application has been made to the Planning or Zoning Commission
CASE NUMBER
2026-4740-ZC
will be heard at the St. Tammany Parish Council Chambers - 21490 Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
AUG 13 2026

Location: Parcel located on the west side of Mckinney Road, south of Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12

Petitioner: Magnolia Realty Investments - Christie Trosclair

Owner: Magnolia Realty Investments - Christie Trosclair

Posted: August 13, 2026

Commission Hearing: September 1, 2026

Size: 1.02 acres

Determination: Approved, Denied, Postponed

Current Zoning

GC-1 (General Commercial District)

Requested Zoning

HC-2 Highway Commercial District

Future Land Use: Residential Medium Intensity

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1.02-acres from GC-1 General Commercial District to HC-2 Highway Commercial District. The parcels are located on the west side of Mckinney Road, south of Alice Avenue, Slidell.

2. *Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
06-051A	Unknown	SA
16-3524	SA	GC-1 General Commercial District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	S-1 Suburban Residential District
South	Residential	GC-1 General Commercial District
East	Commercial	HC-2 Highway Commercial & City of Slidell
West	Residential	S-1 Suburban Residential District

4. The subject site is bordered to the north and west by residential property zoned S-1 Suburban Residential District, to the south by residential property zoned GC-1 General Commercial District, and to the east by developed commercial property zoned HC-2 Highway Commercial District and the City of Slidell.

5. The purpose of the General Commercial GC-1 District is to provide for the development of typical commercial development associated with arterial or corridor development and in proximity to residential neighborhoods.

    a. Permitted uses: Animal Services, Art studio, Bed and breakfast, Civic, Club or lodge, Community home*, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Garden supply and greenhouse, Laboratory, Medical facility, clinic, Office, Personal service establishment, Place of worship, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in without lounge, Retail establishment, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Townhouse*, Veterinary clinic, no outdoor kennel.

6. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

    a. Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.

7. The objective of the request is to allow for the construction of an office-warehouse which is a permitted use under the HC-2 Highway Commercial Zoning District.

    Although this property abuts residential zoning to the west and an adjacent single-family residence within the GC-1 General Commercial District to the south, this section of McKinney Road has a commercial presence closer to the Highway 190 intersection. However, office-warehouse uses are permitted within the HC-1 Highway Commercial District, and as such, staff recommends the applicant amend the request to the HC-1 designation.

Consistency with New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

i. Goal 5:1: The Parish will designate adequate land serviced by supportive infrastructure for use by businesses and industries seeking to begin or expand.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.

ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.

iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

iv. The proposed amendment is compatible with existing use and zoning of nearby property.

v. The proposed amendment is a more suitable zoning classification for the property than the current classification.

vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

2026-4761-ZC
MARSHA
ALICE
S-1
MCKINNEY
HC-2
SUSAN
GC-1
SLIDELL
NEAL
LINDBERG
190
190

2026-4761-ZC
PUBLIC NOTICE
CASE NUMBER
2026-4761-ZC
AUG 13 2026

2026-4761-ZC
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4761-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 08/13/2026 by
AUG 13 2026

Location: Parcel located on the east side of LA Highway 437, south of Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2 District 6

Petitioner: Jayne Loyd

Posted: August 18, 2026

Owner: Jayne Loyd

Commission Hearing: September 1, 2026

Size: 1.0- acres

Determination: Approved, Denied, Postponed

Current Zoning:

R-1 (Rural Residential District) & RO (Rural Overlay)

Requested Zoning:

R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Home Overlay)

Future Land Use: Rural/Agricultural

Flood Zone: Effective Flood: Zone A; Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone 1 acre from R-1 Rural Residential District & RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Home Overlay. The property is located on the east side of LA Highway 437, south of Ethel Allison Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
10-2234	Unknown	R-1 Rural Residential District

Site and Structure Provisions

2. The subject property is part of a larger 55-acre tract, which is developed with a single-family dwelling. The one acre which is petitioned to be rezoned is undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
West	Undeveloped	R-1 (Rural Residential District), RO (Rural Overlay)

3. As shown in Table 2, the subject property is flanked by property which is zoned R-1 Rural Residential District and RO Rural Overlay on all sides.

4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas

where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.

b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

5. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

6. If approved, the applicant can apply for a building permit to place a manufactured home on 1-acre of the larger 55-acre tract.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.

ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.

iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

iv. The proposed amendment is compatible with existing use and zoning of nearby property.

v. The proposed amendment is a more suitable zoning classification for the property than the current classification.

vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

ROMERO RD
ETHEL ALLISON RD
437
T5 - R11E
R-1

2026-4768-ZC
A B
E
437
R-1
ROMERO RD
ETHEL ALLISON RD
R-1
R-1
Bleu Lake Hills Estates

2026-4768-ZC
PUBLIC NOTICE
An application has been made to th
Planning or Zoning Commission
CASE NUMBER
2026-4768-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
September 1, 2026
for more information
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www.stpgov.org/development
Posted on 8-17-26 by M.P
AUG 18 2026 11:14

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Posted on 8-12-26 by MP
AUG 18 2026 11:14

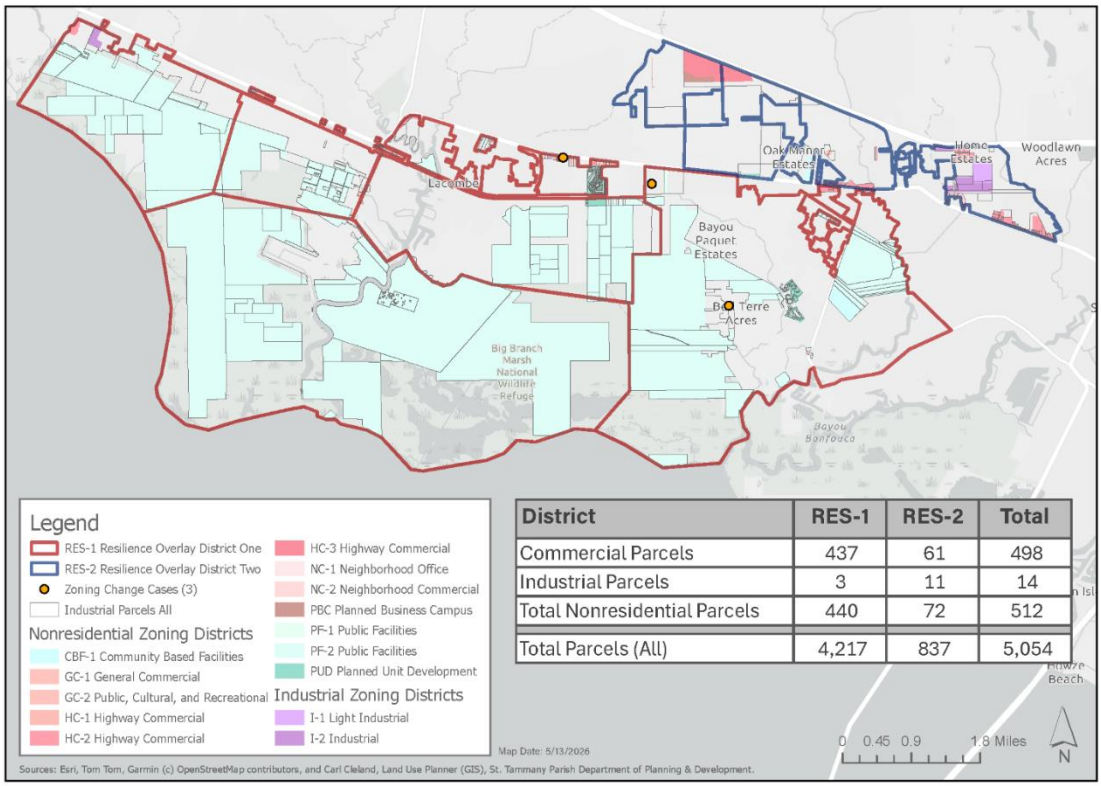
Text Amendment: Amend UDC Chapter 400 – Zoning, Section 400-7(H) and 400-8(I) to update standards for non-residential properties within the RES-1 and RES-2 Resilience Overlay Districts.

1. *Scope of Work.* The Parish asked Desire Line to determine if non-residential properties should be exempted or if there are alternatives that can be used instead of elevation to make the burden on property owners less intense, but still provide measurable mitigation for future disasters and losses by completing the following tasks:

   a. Assess the RES-1 and RES-2 requirements and their impacts on non-residential properties, including recent rezoning decisions and requests for map exclusions, and provide details on impacts to the Parish.

      i. *Map.* The below map shows the non-residential properties in the RES-1 and RES-2 overlays, as well as the recent rezoning decisions that have occurred. Out of 5,054 total parcels, 498 (9.8%) are commercial and 14 (0.3%) are industrial, totaling 512 (10.1%) non-residential parcels.

St. Tammany Parish RES Overlay Analysis



District	RES-1	RES-2	Total
Commercial Parcels	437	61	498
Industrial Parcels	3	11	14
Total Nonresidential Parcels	440	72	512
Total Parcels (All)	4,217	837	5,054

   b. Collect input from and provide information on guidance and exemptions to Parish staff to assist with understanding and implementation of the Coastal Resilience Overlay goals on non-residential properties.

c. Draft additional guidance and exemptions for non-residential properties that would continue to meet Coastal Resilience Overlay goals, such as wet floodproofing, elevation of utilities, or other floodplain management best practices.

2. *Context*. The recently adopted RES-1 and RES-2 Overlay Districts provide regulations for building construction in areas prone to flood risk. However, as evidenced by a recent ordinance and rezonings brought to the Parish Council, more specific regulations for non-residential construction are needed to protect existing development from future flood risk while reducing the administrative burden on the Parish.

   a. *Ordinance 8038 – Text Change*. Adopted by the Council in February 2026, this ordinance allows the Engineering Department to grant exceptions to construction in RES-1 and RES-2 if the development is not located in an Area of Special Concern, a Special Flood Hazard Area (SFHA), within 550 feet of a repetitive loss structure, or in a wetlands area.

   b. *Rezonings.* Since RES-1 and RES-2 were adopted, multiple rezoning cases have been heard by the Council related to parcels within the RES-1 Overlay Districts.

      i. *2025-4430-ZC.* This zoning request included the rezoning of an E Estate Residential District parcel in the RES-1 Resilience Overlay District to the L-1 Large Lot Residential District in the RES-1 Resilience Overlay District. This parcel is located in a Critical Drainage Area, within effective Flood Zone B and preliminary Flood Zone X. This rezoning request was approved by Council - Ord. Council Series No. 26-5917. The reason for the request was to facilitate a future subdivision request.

      ii. *2025-4478-ZC.* This rezoning request included the rezoning of an ED-2 Secondary Education District parcel in the RES-1 Resilience Overlay District to the ED-2 Secondary Education District within no Overlay District. This parcel is not located in a Critical Drainage Area, and is within effective Flood Zone C and preliminary Flood Zone X. This rezoning request was removed from the Council agenda due to the adoption of Ordinance 8038.

      iii. *2025-4502-ZC.* This rezoning request included the rezoning of an NC-2 Neighborhood Commercial District parcel in the RES-1 Resilience Overlay District to the HC-2 highway Commercial District in the RES-1 Resilience Overlay District. This parcel is located in a Critical Drainage Area, and is within effective Flood Zone B and preliminary Flood Zone X. This rezoning request was approved by Council - Ord. Council Series No. 26-5945. The reason for the request was to utilize the property for an office/warehouse.

   c. *Discussion.* All of the rezoning cases retained the RES-1 Overlay District standards, with one utilizing the new regulatory framework outlined in Ordinance 8038. One of the rezoning cases changed the parcel's zoning to a more intense commercial use. The text change clarified standards and criteria for the RES-1 and RES-2 Overlay Districts. The recent cases reveal the need to revisit the RES-1 and RES-2 Overlay District requirements and provide additional context and solutions for non-residential structures.

3. *Existing best practices.* There are numerous existing best practices for strengthening building stock against flooding, particularly for non-residential construction, in the floodplain and in coastal areas, using both building construction and stormwater management methods.

a. *Non-residential construction in coastal areas.* There are many best practices for non-residential construction in the floodplain and in coastal areas that meet the minimum requirements of the National Flood Insurance Program (NFIP), therefore reducing insurance costs and protecting buildings from flood risk. This guidance includes design standards for dry floodproofing,[1, 2] wet floodproofing,[2, 3] the protection of utilities,[3] use of flood damage resistant materials,[4] breakaway walls,[5] and functionally dependent uses[6].

   i. *Dry Floodproofing.* Dry floodproofing is "a combination of measures that make a building and attendant utilities and equipment watertight and substantially impermeable to floodwater, with structural components having the capacity to resist flood loads". Dry floodproofing can be used in non-residential structures in Flood Zone A[2,3].

   ii. *Wet Floodproofing.* Wet floodproofing is "the use of flood damage resistant materials and construction techniques to minimize flood damage to structures by intentionally allowing floodwater to enter and exit automatically to minimize unequal pressure of water on walls". Wet floodproofing can be utilized in non-residential structures such as enclosures used for incidental parking only, access, or storage; historic structures and functionally dependent uses; and agricultural and accessory structures[2].

   iii. *Protection of Utilities.* The protection of utilities can include elevating the components above the base flood elevation in a wet floodproofed non-residential structure, or locating the components within a dry floodproofed non-residential structure[4].

   iv. *Flood Damage Resistant Materials.* Any part of a non-residential structure that is built below the base flood elevation must use flood resistant construction and finish materials to be in compliance with the State adopted building codes. This includes flood damage resistant materials such as cement, tile, metal, or vinyl[4].

   v. *Breakaway Walls.* Breakaway walls can be used in non-residential structures below the regulatory height if they meet certain height, loading, attachment, and wind resistance conditions[5].

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[1] Federal Emergency Management Agency. (2020). *FEMA Floodplain Management Bulletin P-2140*: *Floodplain Management Requirements for Agricultural Structures and Accessory Structures*. https://www.fema.gov/sites/default/files/2020-09/fema_agricultural-structures_policy-guidance_08-20-20.pdf

[2] Federal Emergency Management Agency. (2013). *FEMA P-936: Floodproofing Non-Residential Buildings.* https://www.wbdg.org/FFC/DHS/femap936.pdf

[3] Federal Emergency Management Agency. (2021). *NFIP Technical Bulletin 3: Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program.* https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-3_1-2021.pdf

[4] Federal Emergency Management Agency. (2025). *NFIP Technical Bulletin 2: Flood Damage-Resistant Materials Requirements For Buildings Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program*. https://www.fema.gov/sites/default/files/documents/fema_tb_2_flood_damage-resistant_materials_requirements_01-22-2025.pdf

[5] Federal Emergency Management Agency. (2021). *FEMA Technical Bulletin 9: Design and Construction Guidance for Breakaway Walls Below Elevated Buildings Located in Coastal High Hazard Areas in Accordance with the National Flood Insurance Program.* https://www.fema.gov/sites/default/files/documents/fema_nfip-technical-bulletin-9-09292021.pdf

[6] Federal Emergency Management Agency. (2026, March 18). Functionally Dependent Use. FEMA.gov. https://www.fema.gov/fr/node/499961

vi. *Functionally Dependent Uses.* A functionally dependent use is "a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water." This can include non-residential structures used for docking, cargo or passengers, shipbuilding, and ship repair[6]. These uses can be permitted to build below the regulatory height using the Parish's variance process.

b. *Stormwater management tools.* There are best practices for protecting non-residential buildings from flooding using the on-site storage of stormwater.

i. *On-site Storage.* The on-site storage of stormwater can also help to reduce runoff to neighboring properties. On-site storage methods include bioretention areas, vegetated swales, curb and gutter elimination, and constructed wetlands.[7, 8]

3. *General Recommendation*. Amend St. Tammany Parish's Code of Ordinances to update Section 400-7 Overlay Districts of the Unified Development Code to update the design standards for non-residential properties within the RES-1 and RES-2 Resilience Overlay Districts to allow for dry and wet floodproofing, utilities protection, flood damage resistant materials, breakaway walls, functionally dependent uses, and stormwater management tools, utilizing the following ordinance language:

[7] Environmental Protection Agency. (2026, March 18). Stormwater Management Best Practices at EPA Facilities. United States Environmental Protection Agency. https://www.epa.gov/greeningepa/stormwater-management-practices-epa-facilities
[8] St. Tammany Parish. (2022). Low Impact Development Guidebook. https://cms3.revize.com/revize/sttammanyparish/Low_Impact_Development_Report_2022_10_13.pdf?t=202404181710250&t=202404181710250

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: 26-_____

COUNCIL SPONSOR: _____ PROVIDED BY: PARISH PRESIDENT'S OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2026

ORDINANCE TO AMEND SECTION 400-7 OVERLAY DISTRICTS OF THE UNIFIED DEVELOPMENT CODE TO UPDATE THE DESIGN STANDARDS FOR NON-RESIDENTIAL PROPERTIES WITHIN THE RES-1 AND RES-2 RESILIENCE OVERLAY DISTRICTS (PARISHWIDE)(2026-4766-ZC)

WHEREAS, the Parish Comprehensive Plan supports coastal and ecological conservation efforts that benefit existing residential areas. These efforts include proactive land management approaches that (1) regulate future development to balance existing substantial flood risk with sustainable growth in the Parish, (2) preserve sensitive natural floodplains and wetlands, (3) provide critical defense against coastal land loss, and (4) limit flood damage to life and property; and

WHEREAS, the goal of the Coastal Resilience Study was to support future sustainable development in the Study Area through the development of practical and implementable recommendations to amend local zoning districts, future land use designations, and land management strategies; and

WHEREAS, St. Tammany Parish recognizes that the purpose of the RES-1 and RES-2 Resilience Overlay Districts is to promote resilient building practices, reduce flood risk, and protect public safety, property, and infrastructure; and

WHEREAS, the Parish Council declares that providing clear and objective design standards for non-residential properties promotes fair application of regulations, improves administrative efficiency, and aligns with best practices in floodplain management; and

WHEREAS, it is important to mitigate flood risk in compliance with the National Flood Insurance Program (NFIP) in order to lower insurance rates and promote the construction of resilient structures; and

WHEREAS, best practices for building construction in floodplain and coastal areas provide mitigation options for both building construction and stormwater management.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall be effective upon final adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ___ DAY OF _____, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 26-_____.

_____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

_____
KATRINA L. BUCKLEY, COUNCIL CLERK

_____
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction:_____, 2026

Published Adoption: _____, 2026

Delivered to Parish President:_____, 2026 at _____

Returned to Council Clerk:_____, 2026 at _____

Code Amendments Key:

a. Black text = existing code staying where it is
b. **Blue text =** new code
c. ~~Red strikethrough~~ = deleted old text
d. Highlighted text = recently adopted amendment

Sec. 100-5 Definitions

* * *

Driveway. Any hard surface parking area that provides access to private property from the right-of-way.

Dry Floodproofing. **A combination of measures that make a building and attendant utilities and equipment watertight and substantially impermeable to floodwater, with structural components having the capacity to resist flood loads.**

Dry Pond. See Pond, Dry.

* * *

Frontage. That side of a lot abutting a street between the 2 nearest intersecting streets, measured along the line of the street. If the street is a dead-end, then the frontage is that side of a lot abutting the street between an intersecting street and the dead end of the street.

Functionally Dependent Use. **A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.**

Funeral Home or *Crematorium.* A dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services.

* * *

Nonconforming Use. A use which was legally established but which is no longer classified as a permitted use or no longer classified as a special use in the zoning district in which it is located.

Non-residential structure**. Any building or structure or portion thereof that is not classified residential.**

Noxious Matter or Materials. Matter that is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals.

* * *

Residential. Activities within land areas used predominantly for housing.

Residential lot. Any lot used for residential purposes.

Residential Care Facility. An adult residential care home/facility licensed as required by the LDH that provides (attached or detached) housing and a coordinated array of supportive personal services; 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services that are

designed to allow the individual to reside in the least restrictive setting of their choice, to accommodate individual resident's changing needs and preferences, to maximize the resident's dignity, autonomy, privacy and independence, and to encourage family and community involvement. Said facility may include an age restricted adult housing component (attached or detached) for which LDH does not require licensing, but in which the residents are provided assistance with activities of daily living and access to the activities, functions and health related services offered to residents of the associated LDH licensed portion of the facility in order to meet the health care needs of the residents. Furthermore, said residents shall be required by said facility to pay the facility a recurring uniform fee for the costs of said activities, functions, and health related services. The age restrictions must be in accordance with all applicable laws.

Residential Facility, Child. Any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group licensed by the State to provide 24-hour residential care for 4 or more children under the age of 18 years who are not related to the operators, and whose parents or guardians are not residents of the same facility, with or without transfer of custody.

Residential Structure. **Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis including but not limited to (1) one- and two-family dwellings, townhouses, condominiums, multifamily dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; (2) institutional facilities where people are cared for or live on a 24 h basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers; and (3) portions of facilities including patient rooms in hospitals, sleeping quarters in fire stations, guest rooms in hotels and motels.**

Residents. Both real persons and entities whose occupancy in St. Tammany Parish is of an on-going, primary nature. These include, but are not limited to, civic, environmental, neighborhood, business, labor, trade, or similar organizations or a legally recognized business entity.

* * *

Subdivision Restrictions. Restrictive covenants to be legally recorded which the developer places upon the use of the lots by future owners for the well-being of all owners, to protect values and to prevent abuses and nuisances that would disturb other occupants in the subdivision.

Substantial Damage**. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.**

Substantial Improvement**. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:**

1. **Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or**

2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Surface Alterations. Those uses and activities that change the surface or usability of a land area or water bottom. Examples include fill deposition, land reclamation, beach nourishment, dredging (primarily areal), clearing, draining, surface mining, construction, operation of transportation, mineral, energy and industrial facilities, industrial, commercial, and urban developments.

* * *

Well Drilling Services. A business that engages in drilling holes into the ground in order to extract natural resources.

Wet Floodproofing. **The use of flood damage resistant materials and construction techniques to minimize flood damage to structures by intentionally allowing floodwater to enter and exit automatically to minimize unequal pressure of water on walls.**

Wet Pond. See *Pond, Wet*.

* * *

SEC. 400-7 - OVERLAY DISTRICTS

* * *

H. *RES-1 Resilience Overlay District One.*

1. *Purpose*. To promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.
2. *Effect*. The RES-1 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-1 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.
3. *Special design standards in the RES-1 Resilience Overlay*. All of the following design standards shall apply to new construction of buildings, including accessory structures, in the RES-1 Overlay:
    a. *Fill limitations*.
        i. No fill shall be permitted on parcels zoned RES-1 that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized, however this application of fill may not exceed six inches above natural grade.
        ii. Fill may be used in the RES-1 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to

reclaim land and make it even with the existing lot.

iii. Encapsulated fill foundations are not allowed in the RES-1 Overlay for new construction.

b. *3-Foot Freeboard*. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-1 Resilience Overlay must be elevated to a minimum of 3 feet above the base flood elevation when located within a special flood hazard area or the centerline of the street or top of curb fronting the site when not located within a special flood hazard area. Floodproofing or the use of a stem wall system with backfill shall not be permitted in the RES-1 Resilience Overlay.

c. *Open Foundation with No Obstructions Below the Finished Floor*. All new buildings in the RES-1 must comply with all of the following foundation standards:

i. Building must be constructed on a foundation that is designed and sealed by a registered design professional as complying with the requirements of the ~~International Building Code, the International Residential Code, or ASCE 24-14 Flood Resistant Design and Construction.~~ **State adopted building codes.**

ii. Must not be constructed on fill.

iii. Must be an open foundation using piers or pilings but must not use a crawlspace or enclosure below the first finished floor. For the purpose of this requirement, breakaway walls are ~~prohibited~~ **allowed and** bug screens and open latticework are allowed.

iv. Accessory structures or garages under 600 square feet in area shall be exempt from the requirement to have an open foundation.

d. *Prohibition of Outdoor Storage of Materials.* Outdoor storage of equipment (such as commercial machinery, hazardous materials, construction equipment, outdoor coolers, kitchen equipment, or lumber / construction materials) exceeding an area of 100 square feet on a single site is strictly prohibited in the RES-1. Lawnmowers, air conditioning units, generators, vehicles, and farm vehicles (such as tractors or trailers) shall be exempt from this prohibition. Accessory structures, air conditioning units, and generators must follow the applicable construction standards for accessory buildings or mechanical equipment as applicable.

e. *Exception for small, low-cost accessory structures.* Accessory structures 100 square feet or less are exempt from the design standards above and may follow typical construction requirements for all such structures in this UDC and in the applicable building code and floodplain regulations.

f. In Resilience Overlay District One, the Department of Engineering may grant an exclusion to the special design standards of this overlay district when it has been determined that the none of the following exist on the property or within the area of the proposed improvements:

i. The parcel or location of the proposed improvements on the parcel are not located within an Area of Special Concern.

ii. The parcel or location of the proposed improvements on the parcel are not located within a Critical Drainage Area.

iii. The parcel or location of the proposed improvements on the parcel are not located within the proximity of known repetitive loss areas. The proximity being measured as within 550’ of the repetitive loss structures.

iv. The parcel or location of the proposed improvements on the parcel will not impact any wetland areas as mapped by the U.S. Fish & Wildlife Wetland Map, the St. Tammany Parish Wetland Management Mapper, or best available mapping data.

g. *Exception for non-residential structures.* Non-residential structures located on non-residentially zoned property shall comply with the special design standards of the RES-2 Overlay District in lieu of the special design standards of the RES-1 Overlay District. Where fill is utilized within the RES-1 Overlay, the fill plan shall account for the total volume of fill placed on the site, including fill placed above the regulatory flood elevation, by providing an equivalent volume of compensatory storage.

I. *RES-2 Resilience Overlay District Two.*

1. *Purpose*. To promote resilient building construction in areas prone to flooding. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.

2. *Effect*. The RES-2 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-2 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.

3. *Special design standards in the RES-2 Resilience Overlay.* All of the following design standards shall apply to new construction of buildings in the RES-2 Overlay:

a. *No net fill*. All sites in the RES-2 Resilience Overlay shall be subject to the prohibition of net fill. **This includes any dry floodproofed space within a dry floodproofed structure below the regulatory height.** The following shall apply to the RES-2:

i. The placement of fill material shall be permitted only after a development plan has been submitted and approved by the Department of Engineering.

ii. Fill may be used in the RES-2 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to reclaim land and make it even with the existing lot.

iii. In the event that the Department of Engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

(A) In some cases, subject to the discretion of the Department of Engineering, or it's designee, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the drainage system in the vicinity.

(B) Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint. Fill must slope away from the structure and toward natural grade within the buildable areas of the lot, and fill must not be located in required front, side, or rear setbacks.

(C) Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

(D) Fill for driveways must not exceed 6 inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than 4 horizontal feet to every 1 vertical foot.

(E) Fill may be authorized by the Department of Engineering, or it's designee, in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the Department of Engineering, also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the drainage system in the vicinity.

(F) Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

b. *3-Foot Freeboard*. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-2 Resilience Overlay must be elevated to a minimum of 3 feet above the base flood elevation when located within a special flood hazard area or the centerline of the street or top of curb fronting the site when not located within a special flood hazard area.

c. Encapsulated fill foundations are allowed in the RES-2 Overlay for new construction or substantial improvements to structures~~,~~. ~~h~~**H**owever**, for residential structures,** encapsulated fill foundations are limited to a height of two feet above existing grade and can only be used on lots with a minimum width of 75 feet to ensure that the property has sufficient drainage around the subject structure.

d. In Resilience Overlay District Two, the Department of Engineering may grant an exclusion to the special design standards of this overlay district when it has been determined that the none of the following exist on the property or within the area of the proposed improvements:

i. The parcel or location of the proposed improvements on the parcel are not located within an Area of Special Concern.

ii. The parcel or location of the proposed improvements on the parcel are not located within a Critical Drainage Area.

iii. The parcel or location of the proposed improvements on the parcel are not located within the proximity of known repetitive loss areas. The proximity being measured as within 550' of the repetitive loss structures.

iv. The parcel or location of the proposed improvements on the parcel will not impact any wetland areas as mapped by the U.S. Fish & Wildlife Wetland Map, the St. Tammany Parish Wetland Management Mapper, or best available mapping data.

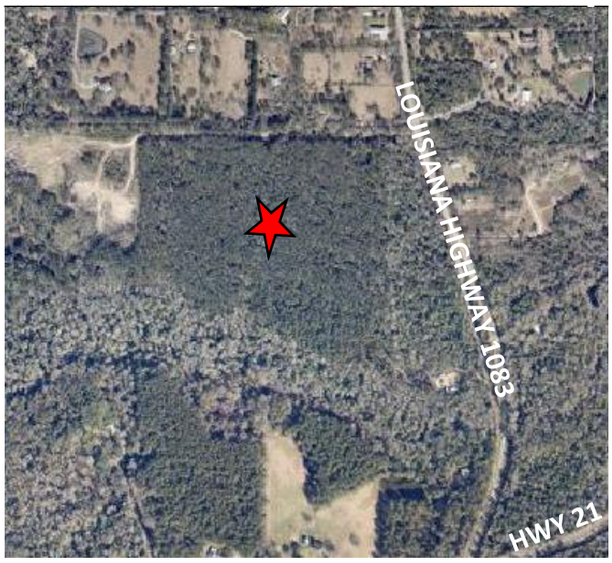
RES-1 & RES-2 COMPARISON

RESILIENCE OVERLAY 1 (RES-1)	RESILIENCE OVERLAY 2 (RES-2)
South of 190 – highest risk areas	North of 190 – moderate risk
Piers or piling foundations required	Fill limited to building footprint and 6 inches above natural grade
3-Foot Freeboard for New Construction	3-Foot Freeboard for New Construction
Limits on storage of hazardous materials or machinery	Encapsulated fill allowed up to 3 ft. above grade

Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
Petitioner: Gynn Huhn
Owner: Margaret Ann Burns Sacco
Size: 53.0 acres

Posted: August 13, 2026
Commission Hearing: September 1, 2026
Prior Determination: Postponed for one month – 08/04/2026

Determination: Approved, Denied, Postponed



Current Zoning:

L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)

Requested Use: Commercial Excavation

Future Land Use: Rural and Agricultural

Flood Zone: Effective Flood Zone: A, Preliminary Flood Zone: A; CDA: Yes

Elevation Requirements:

Pending determination from Corps of Engineers

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.

2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Request:

3. The applicant is requesting a conditional use permit for a commercial excavation operation. The proposed activity will take place on a 53.0-acre parcel currently zoned L-1 Large Lot Residential District, RO Rural Overlay, and MHO Manufactured Home Overlay. The property is located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Road, Bush.

4. Per the Unified Development Code, the term Commercial Excavation is defined as “Removal or recovery by any means whatsoever of rock, minerals, mineral substances, or organic substances other than vegetation from water or land on or beneath the land surface, whether exposed or submerged.”

5. Commercial excavation uses are permitted through the Conditional Use process within a RO Rural Overlay and are permitted by-right within the I-1, I-2, and I-3 Industrial Districts.

6. The subject property is currently undeveloped and is flanked by undeveloped residentially zoned properties to the west and developed residential properties to the north, south, and east.

Staff Analysis:

7. Section 400-8(J) - Use Standards provides minimum requirements for commercial excavation uses including setback and buffer requirements, side slope requirements, and signage requirements. Additionally, the project must meet all minimum standards as defined in Chapters 600 - General Development Standards and 900 – Infrastructure of the Unified Development Code.

8. Following the August 4, 2026 postponement, the applicant submitted revised plans and hydrologic information on August 20, 2026, in response to comments provided through the review process. The revised plans provide additional information regarding the proposed excavation limits, access, erosion and sediment controls, site reclamation, and ultimate land use. The revised plans also indicate that the excavation area will be progressively backfilled and reclaimed. Based on this additional information, Engineering is requiring a post-development drainage plan and hydrologic calculations for the final backfilled condition. Additional revisions are also required regarding proposed grading and top-of-bank elevations, excavation volumes relative to the 100-year water surface elevation, and site access and construction details.

9. Staff notes that the proposed commercial excavation is a substantial, long-term operation consisting of approximately 24 acres of excavation to an anticipated depth of 30 to 40 feet. The site plan indicates that excavation will take approximately ten years; however, a timeline has not been provided for completion of the proposed backfilling and reclamation. As a result, the total duration of the operation is currently unknown.

   The applicant proposes hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Saturday. As shown in the attached noise standards, the applicable daytime period begins at 7:00 a.m. on weekdays and 8:00 a.m. on weekends. Staff notes that compliance with the applicable noise limits does not necessarily determine whether the proposed days and hours of operation are appropriate for this conditional use. Given the proximity of existing single-family residences and the anticipated duration of the operation, staff recommends that the Commission consider whether Saturday operations and/or additional limitations on the hours of operation are appropriate.

   The revised plans also indicate that excavated material will be hauled off site and suitable material will be brought back to the site as part of the backfilling and reclamation process. Given the duration of the proposed use, staff recommends that additional information be provided regarding anticipated truck traffic and haul routes, the phasing of excavation and reclamation, the amount of the site that will be actively disturbed at any one time, and the anticipated timeline for final reclamation.

   (1) E, R-1, R-2, L-1, L-2, S-1, S-2, TF, M-L, M-M, M-H, PUD, and all zoning districts with a manufactured housing overlay:

   EXPAND

Maximum dB(A)		
Daytime	65	7:00 a.m. to 9:00 p.m. weekdays
		8:00 a.m. to 10:00 p.m. weekends
Nighttime	60	9:00 p.m. to 7:00 a.m. weekdays
		10:00 p.m. to 8:00 a.m. weekends

10. The applicant has provided additional information in response to the previous project review; however, the information submitted regarding backfilling and reclamation has resulted in additional Engineering review and the need for further hydrologic analysis. Planning staff has also requested additional information regarding the duration and phasing of the backfilling and reclamation activities.

    Staff comments were sent to the applicant on August 24, 2026 and revised plans haven't been submitted as of the date of this report. This staff report reflects the documents which were received on August 20, 2026.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

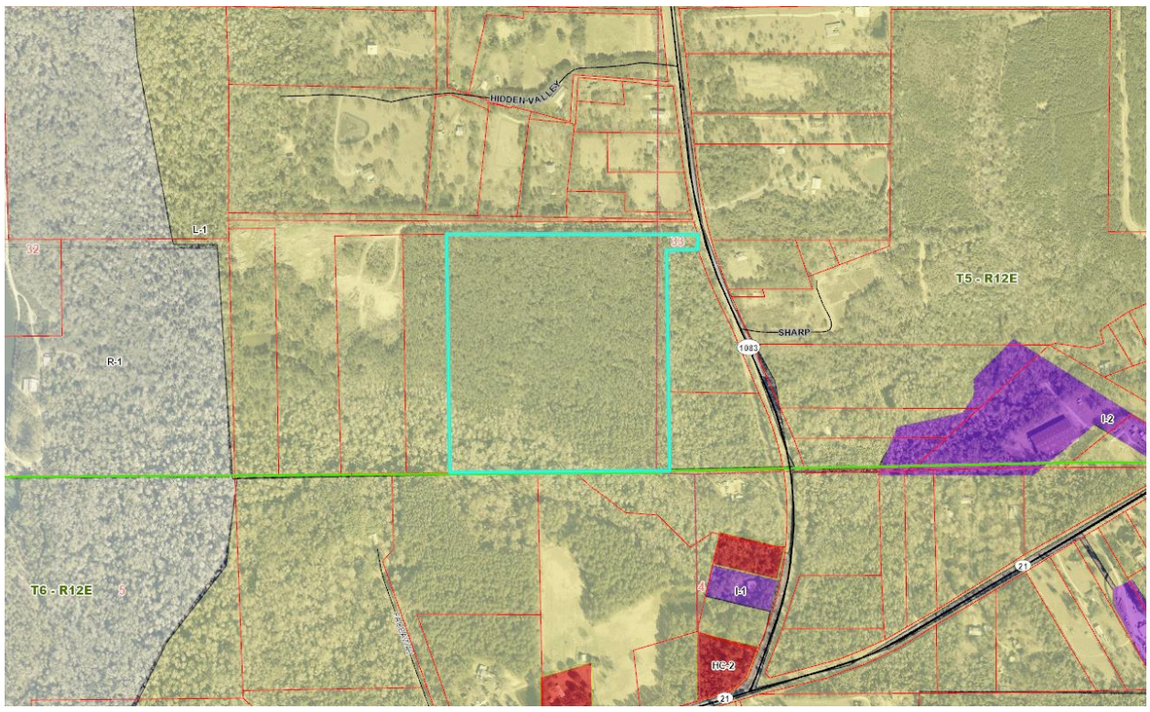
Staff recommends deferring a determination of consistency with the Comprehensive Plan until the additional information requested as part of this review has been provided. New Directions 2040 generally supports preserving rural character and limiting uses that generate substantial traffic, noise, or other impacts in rural areas. The additional information will allow staff to better evaluate the proposed excavation in light of those policies, particularly given the scale and duration of the operation and its proximity to existing residential development.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

1. The requested conditional use meets all applicable use standards as outlined in Chapter 600 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
    a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire.
    b. Off-street parking and loading areas.
    c. Refuse and service areas.
    d. Utilities with reference to location, availability, and compatibility.
    e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
    f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
    g. Required yards and open space.
    h. Height and bulk of structures.
    i. Hours of operation.

j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic on neighborhood streets.

k. The amount and location of existing impervious surface.



2026-4652-CP

SITE PLAN NOTES:

1. ALL DIRT TO BE HAULED OFF SITE
2. DIRT EXCAVATION TO BE COMPLETED IN ONE PHASE IN APPROXIMATLEY 10 YEARS
3. HOURS AND DAYS OF OPERATION: MONDAY TRHROUGH SATURDAY (7:00 A.M. – 5:00 P.M)
4. APPROXIMATE MAXIMUM DEPTH (30' to 40')

PURPOSE AND STATEMENT OF NEED

Waldheim Materials, LLC proposes the development of an approximately 24-acre excavation area within a 53-acre parcel located on Highway 1083 in St. Tammany Parish, Louisiana. The purpose of the operation is to excavate and supply approximately 1,000,000 cubic yards of locally available red clay and other suitable structural fill material for use in residential, commercial, institutional, and infrastructure construction projects throughout St. Tammany Parish.

St. Tammany Parish is expected to experience continued population and development growth, with projections indicating the potential construction of approximately 22,000 to 34,000 additional homes over the next ten years. Residential growth of this magnitude will also generate demand for supporting commercial development, schools and other institutional facilities, roads, utilities, drainage improvements, and other public and private infrastructure. These projects require substantial quantities of suitable structural fill.

Northern St. Tammany Parish contains significant natural deposits of red clay, sand, gravel, and other materials suitable for construction. As a result, the area has historically served as an important local source of construction materials supporting development throughout the Parish and surrounding region.

The proposed operation is consistent with this historical land use pattern. Other excavation and material operations have operated within the surrounding area, demonstrating that properly managed extraction activities can coexist with surrounding rural land uses. Based upon the history of these operations, material extraction can be conducted without creating significant adverse impacts to surrounding traffic, drainage, environmental conditions, or groundwater resources when appropriate operational and environmental controls are implemented.

Many existing material sources in the area are approaching the end of their productive excavation life. The proposed Waldheim Materials operation would provide additional local capacity as these existing sources are depleted and would help meet the anticipated demand for structural fill associated with continued growth and development within St. Tammany Parish.

The availability of a local source of structural fill also reduces the distance that heavy trucks must travel to obtain construction materials. This can reduce transportation costs, fuel consumption, truck miles traveled, and the associated impacts of transporting material from more distant sources.

PROPOSED OPERATION

Excavation will occur within an approximately 24-acre portion of the 53-acre property, leaving a substantial portion of the overall tract outside the primary excavation limits.

Excavation will proceed vertically through the suitable structural fill deposits to an anticipated depth of approximately 30 to 40 feet below existing grade. Excavation will continue until sand, sandy clay, or other material representing the practical lower limit of the structural fill deposit is encountered. At that point, excavation within the affected area will cease.

Suitable red clay and other structural fill material removed during excavation will be transported off-site for use in construction and development projects. The operation is therefore intended to recover a naturally occurring construction resource for beneficial use rather than permanently develop the property for an intensive commercial or industrial use.

BACKFILL AND SITE RECLAMATION

Following excavation, the excavated areas will be progressively backfilled and reclaimed.

Backfill material is anticipated to consist of suitable imported topsoil, brown dirt, soil material, and approved organic/vegetative material, including trees and natural woody material, where permitted by applicable regulations and project approvals.

Backfilling will continue until the excavated area is restored to approximately the surrounding natural grade. Final grading will be performed to establish a stable surface and drainage patterns compatible with the surrounding property.

Disturbed areas will be stabilized as necessary during the operation, and following final grading the reclaimed area will be allowed to establish natural vegetative cover. Grasses, shrubs, trees, and other vegetation appropriate to the site will ultimately cover the reclaimed area.

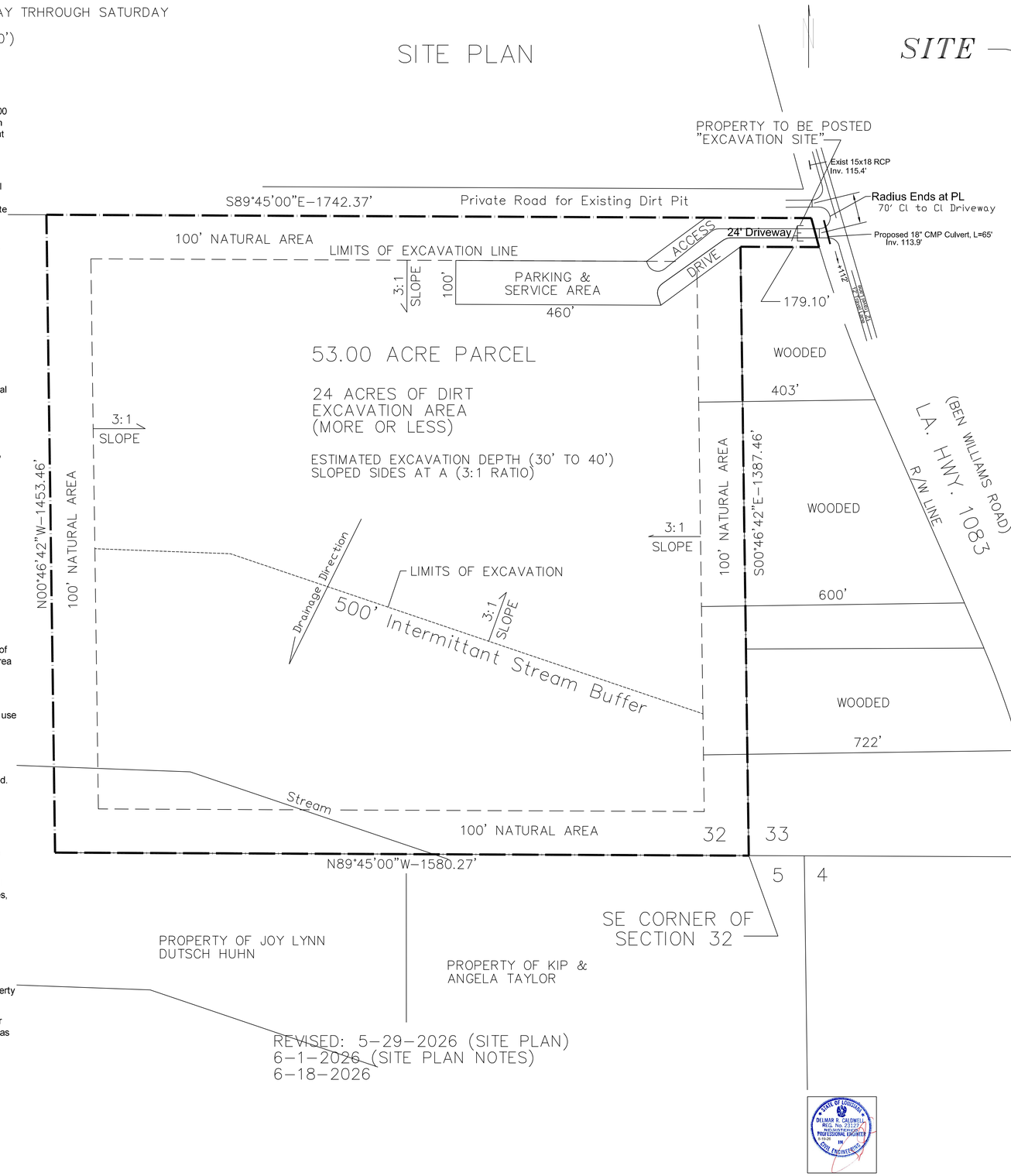
ULTIMATE LAND USE

The excavation operation represents a temporary use of the property.

Upon completion of material excavation and reclamation, the affected area will be returned to approximately natural grace and allowed to revegetate. The reclaimed property is intended to remain permanent greenspace.

No residential subdivision, commercial center, industrial facility, paved parking area, or other intensive permanent development is proposed for the reclaimed excavation area as part of this project.

SITE PLAN



VICINITY MAP
N.T.S.

REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS DATED 10–10–1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS DATED 01–21–1981, JOB #ST–80–697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C, PER FEMA MAP NO. 225205 0150 C, DATED 10–17–1989

Commercial Plans
RECEIVED
8/20/2026
DEPARTMENT OF ENGINEERING
ENGINEERING REVIEW COPY

REVISED: 5–29–2026 (SITE PLAN)
6–1–2026 (SITE PLAN NOTES)
6–18–2026

STATE OF LOUISIANA
DELMAR R. CALDWELL
REG. No. 23127
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

CONDITIONAL USE SITE PLAN

WALDHEIM MATERIALS, L.L.C.

1"=125' JWG
4–8–2026

LOCATED IN SECTION 32, T–5–S, R–12–E
ST. TAMMANY PARISH LOUISIANA

22358

Terr3/GlynnHuhn55Ac

PRELIMINARY NOT FOR CONSTRUCTION

2026-4652-CP

EROSION AND SEDIMENT CONTROLS

Perimeter Controls — Install silt fence on downgradient boundaries. Silt fence shall be trenched/keyed into the ground and maintained upright. Do not place silt fence across concentrated-flow channels unless specifically designed for that use.

Excavation Berm — Maintain a stable perimeter berm/setback where practical to prevent sheet runoff from flowing directly into the pit and to keep excavated spoil from migrating off site.

Stockpiles — Locate soil piles away from drainage conveyances, water bodies, and excavation edges. Install downgradient sediment control. Stabilize or cover stockpiles when inactive.

Haul Roads — Grade to minimize concentrated runoff. Apply aggregate or other stabilization where rutting and sediment transport occur. Do not intentionally wash sediment from roads into drainage systems.

EXCAVATION DEWATERING

No visibly sediment-laden excavation water shall be pumped from the excavation.

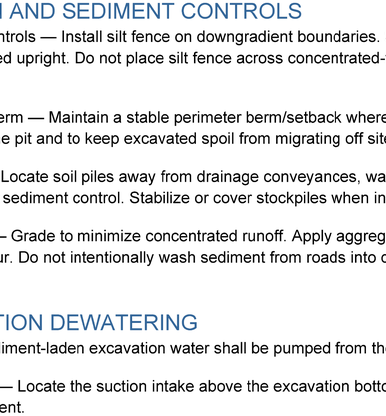
Pump Intake — Locate the suction intake above the excavation bottom. Use a floating intake to reduce entrainment of bottom sediment.

Settling — Provide adequate detention before filtration.

Discharge — Use riprap and geotextile to dissipate energy. Discharge shall not cause erosion, flooding, property damage, or a visible sediment plume.

Monitoring — A responsible person shall observe active dewatering. Stop pumping immediately if unacceptable sediment is leaving the controlled discharge area. Repair/upgrade controls before resuming.

Dewatering Log — Record date/time, approximate pumping rate/duration, treatment devices, discharge location, visual condition of effluent, maintenance performed, and responsible person.



TYPE A FABRIC (36")

USE:
1) ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO 6 MONTHS.
2) WHERE THE SLOPE GRADIENT IS STEEPER THAN 3:1.

POST SIZE

MIN. LENGTH	TYPE OF POST	SIZE OF POST
4'	SOFT WOOD	3" DIA. OR 2X4
4'	OAK	1.5"X1.5"
4'	STEEL	1.3 LB./FT. MIN.

FASTENERS FOR WOOD POST (WIRE STAPLES)

GAUGE	CROWN	LEGS	STAPLES/POST
17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

FASTENERS FOR WOOD POST (NAILS)

GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
14 MIN.	1"	3/4"	4 MIN.

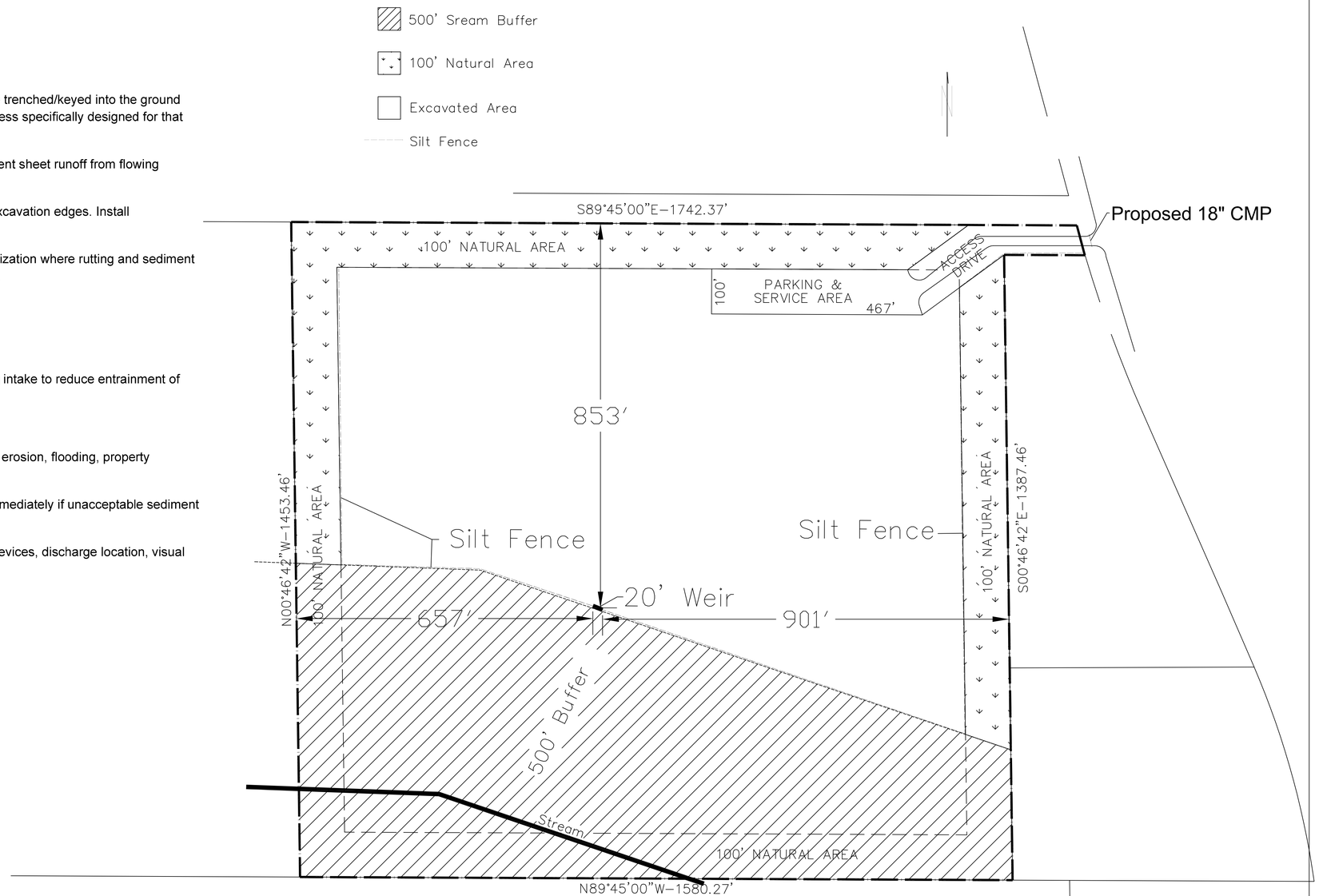
NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

FENCE

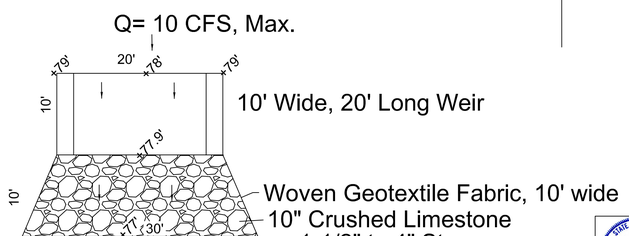
TENSILE STREGTH (LBS. MIN) (1) (ASTM D-4632)	ELONGATION (%MAX.) (ASTM D-4632)	AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	FLOW RATE (GAL/MIN/SQ. FT.) (GDT-87)	ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	BURSTING STREGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	MIN. FABRIC WIDTH (INCHES)
WARP-120 FILL-100	40	#30	25	80	175	36

(1) MIN. ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MIN. TENSILE STRENGTH.

Silt Fence Details



Temporary Erosion Control & Buffer Zone Plan



20' Weir Details

WALDHEIM MATERIALS, L.L.C.

1"=125'
4-8-2026

JWG

LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

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STATE OF LOUISIANA
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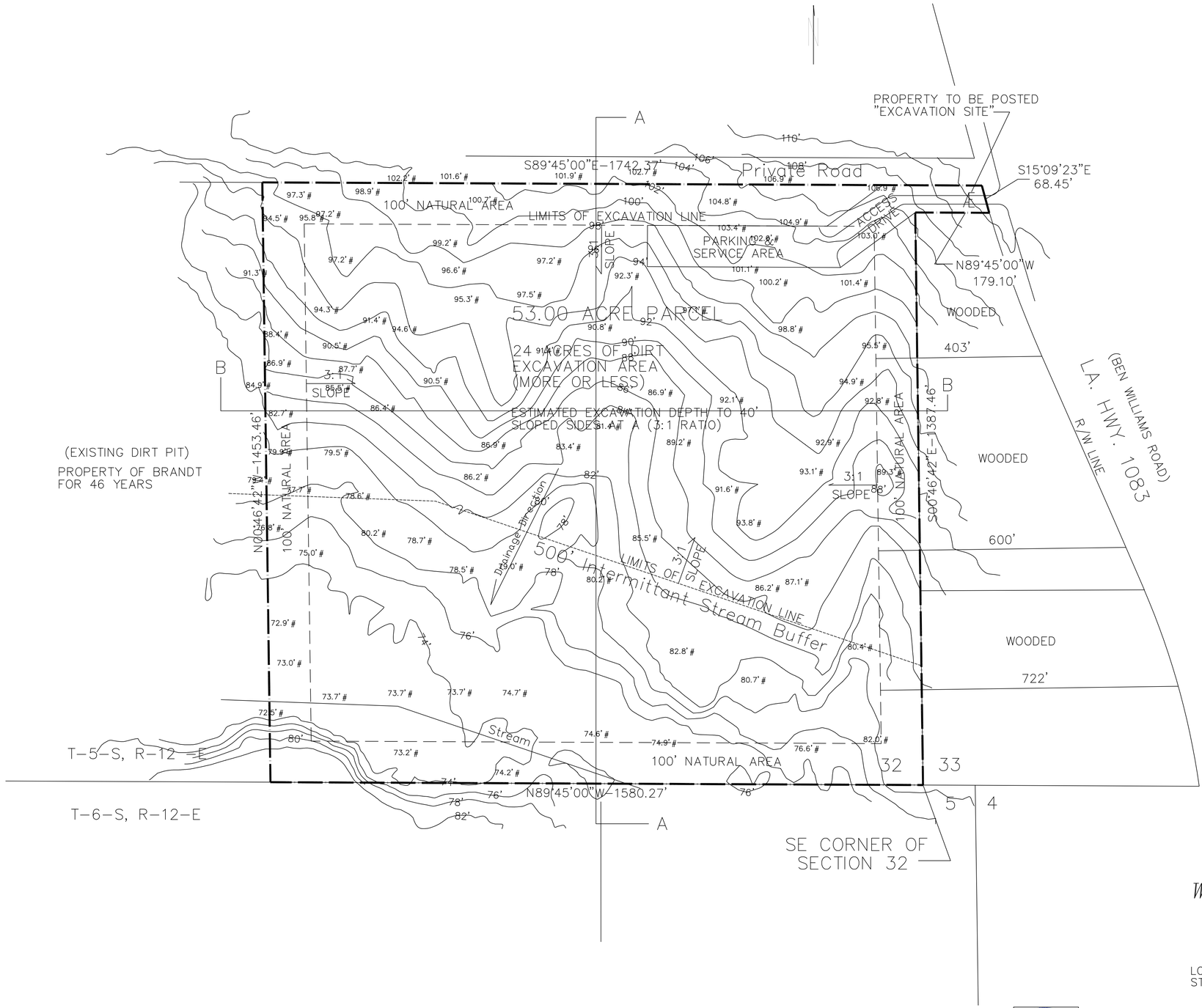
PRELIMINARY NOT FOR CONSTRUCTION

2026-4652-CP



REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS
DATED 10-10-1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS
DATED 01-21-1981, JOB #ST-80-697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A
& C, PER FEMA MAP NO. 225205 0150 C,
DATED 10-17-1989

Site Topography

WALDHEIM MATERIALS, L.L.C.

1"=125' JWG
4-8-2026

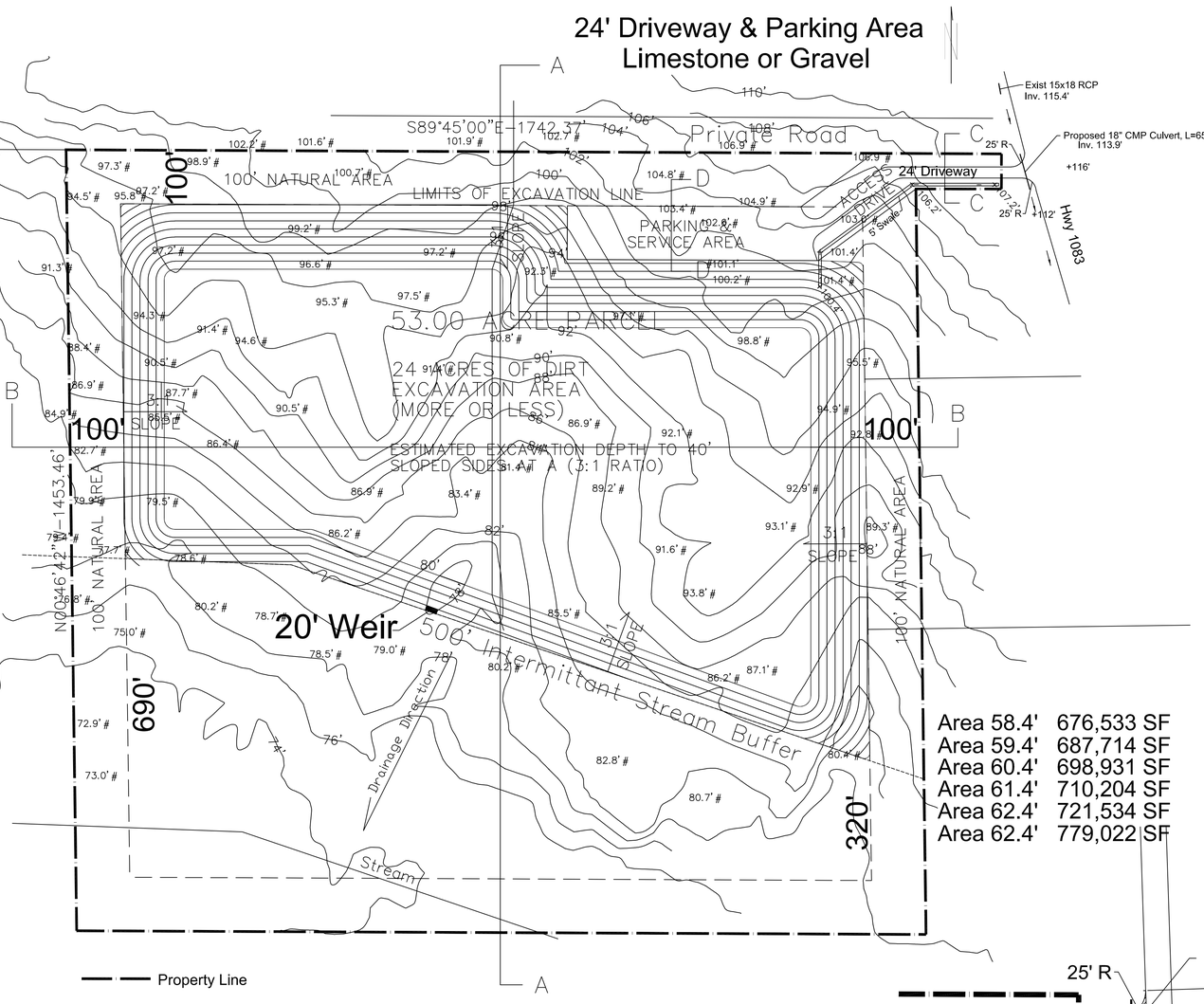
LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

22358

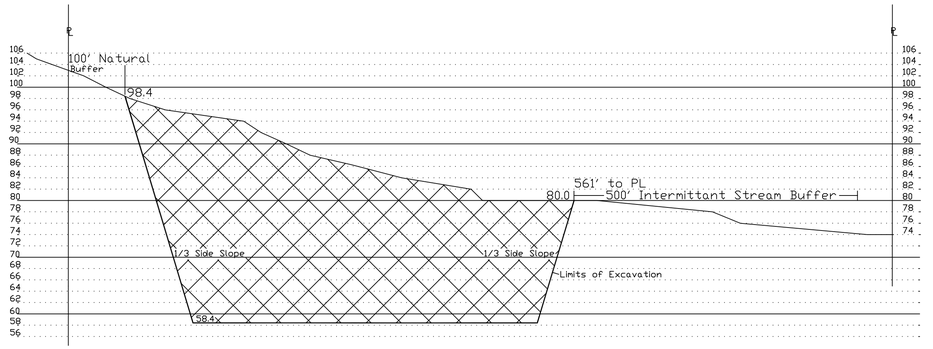
Terr3/GlynnHuhn55Ac

PRELIMINARY NOT FOR CONSTRUCTION

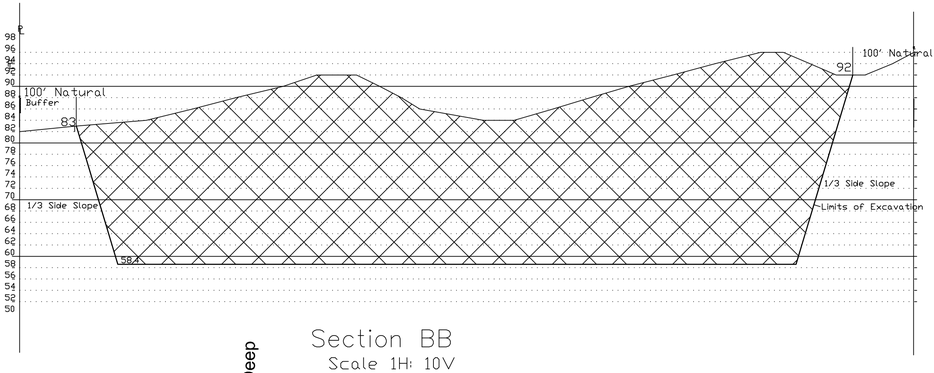
2026-4652-CP



Area 58.4'	676,533 SF
Area 59.4'	687,714 SF
Area 60.4'	698,931 SF
Area 61.4'	710,204 SF
Area 62.4'	721,534 SF
Area 62.4'	779,022 SF



Section AA
Scale 1H: 10V

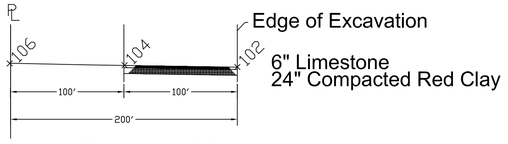


Section BB
Scale 1H: 10V

Note: Gravel to be at existing grade to allow over the road drainage.

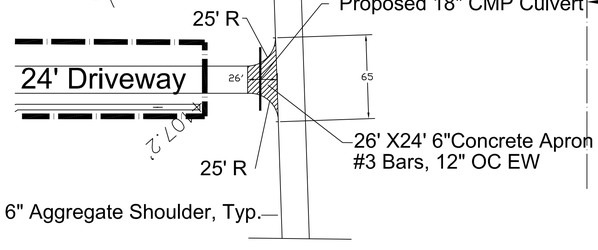
Section CC

PROPOSED DRIVEWAY SECTION

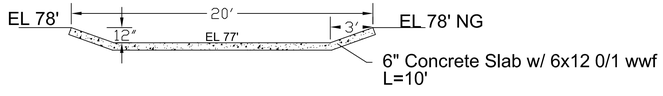


Section DD

Pre and Post grades to remain same to drain area to pond.



Proposed 26' Wide Concrete Apron



20' Weir Detail

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
POND EXPORT	1.000	1.000	25.000 acres	1220402.000 Cu. Yd.	5805.110 Cu. Yd.	1214596.890 Cu. Yd. <Cut>
Totals			25.000 acres	1220402.000 Cu. Yd.	5805.110 Cu. Yd.	1214596.890 Cu. Yd. <Cut>

CUT/FILL SUMMARY

DELMAR R. CALDWELL
REG. No. 23127
REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
CIVIL ENGINEERING

WALDHEIM MATERIALS, L.L.C.

1"=125' JWG
4-8-2026

LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

22358

PRELIMINARY NOT FOR CONSTRUCTION

2026-4752-CP

THIS MAP IS FOR REZONING ONLY.

Private Road

S89°45'00"E–1742.37'

S15°09'23"E
68.45'

L.A. HWY. 1083 (BEN WILLIAMS ROAD)

N89°45'00"W
179.10'

Approx. Flood Zone Line

53.00 ACRES
(more or less)

N00°46'42"W
1453.46'

S00°46'42"E
1387.46'

Flood Zone C

Flood Zone A

T–5–S, R–12 –E

1580.27'
N89°45'00"W

T–6–S, R–12–E

32 33
5 4

SE CORNER OF SECTION 32

(Must verify prior to Construction)
Building Setbacks:
Front:
Side:
Rear:
Side Street:

REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS
DATED 10–10–1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS
DATED 01–21–1981, JOB #ST–80–697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C, PER FEMA MAP NO. 225205 0150 C, DATED 10–17–1989

STATE OF LOUISIANA
Bruce M. Butler, III
License No. 4894
PROFESSIONAL
4-14-2026
LAND SURVEYOR

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

GLYNN HUHN

SCALE: 1"=250'		DRAWN BY
DATE: 4–8–2026		
LOCATED IN SECTION 32, T–5–S, R–12–E ST. TAMMANY PARISH LOUISIANA		SURVEY NUMBER 22358

Terr3/GlynnHuhn55Ac

2026-4652-ZC
MILLER
HIDDEN VALLEY
T5 - R12E
32
33
L-1
1083
SHARP
5
T6 - R12E
FADEAWAY
HC-2
R-2
I-1
4
21
21

2026-4652-CP

Aug 13, 2026 at 10:59:51 AM
78101–78197 Ben Williams Rd
Bush LA 70431
United States
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4652-CP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

2026-4652-CP

Aug 13, 2026 at 10:59:47 AM
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www.stpgov.org/development

ZONING STAFF REPORT
2026-4777-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville; S19&30, T7S, R12E; Ward 4, District 11

Petitioner: Princes Signs, LLC

Posted: August 18, 2026

Owner: Kent Store Development, LLC

Commission Hearing: September 1, 2026

Size: 0.836 acres

Determination: Approved, Denied, Postponed

Current Zoning:

HC-2 (Highway Commercial District)

Requested Use: Pole Sign

Future Land Use: Commercial

Flood Zone: Effective Flood Zone: A, Preliminary Flood Zone: A; CDA: Yes

Elevation Requirements:

Pending determination from Corps of Engineers

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.

2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Request:

3. The applicant is requesting to replace an existing monument sign with a proposed new pole sign on a parcel zoned HC-2 Highway Commercial District. The property is located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville.

4. Pole signs are permitted within certain commercial, specialized, and industrial zoning districts subject to the approval of a Conditional Use Permit granted by the Planning and Zoning Commission.

5. The subject property is currently developed with a commercial gas station and convenience store.

6. As per the attached vicinity map, the subject property abuts developed commercially zoned property to the south and west, undeveloped land to the north and a site developed with a place of worship to the east.

***Staff Analysis*:**

1. Section 600-4.3 - *Sign Standards* provides minimum requirements for pole sign uses including location restrictions, max height and size requirements, pole design and materials, illumination standards and message and copy standards, landscape requirements, and construction standards.
2. The proposed pole sign does not meet the following requirements:
    a. Per Sec. 600-4.3(G)(2)(b), a pole sign must be located within 100 feet of the highway right-of-way and must maintain a minimum setback of 15 feet from the nearest property line. The proposed pole sign is planned for the same location as the existing monument sign, which is located 5 feet from the property line, which is less than 15 feet from the property line. The submitted site plan does not indicate the proposed sign location or its setback distance.
    b. Per Sec. 600-4.3(G)(2)(g), no portion of a pole sign may extend into an adjacent right-of-way, nor may it obstruct or interfere with any official traffic control device or a driver's view of approaching or merging traffic. Because the setback distance of the proposed sign has not been provided, compliance with this requirement cannot be determined.
    c. Per Sec. 600-4.3(G)(3)(a), no pole sign may exceed a height of 25 feet. The proposed pole sign height of 28 feet exceeds this maximum.
    d. . Per Sec. 600-4(G)(4)(a), roof signs, piggy-back signs, stack signs, side-by-side signs, and multiple-panel signs are prohibited. The proposed pole sign includes side-by-side multiple panels, which is not permitted.

Upon review of the Conditional Use permit application, staff has determined that the submitted documents do not allow to identify the precise location of the proposed sign or its distance from the property line. This information is required to confirm the location of the proposed sign from the property line and to determine if any portion would extend into the public right-of-way.

The following factors should be considered in evaluating the variance request:

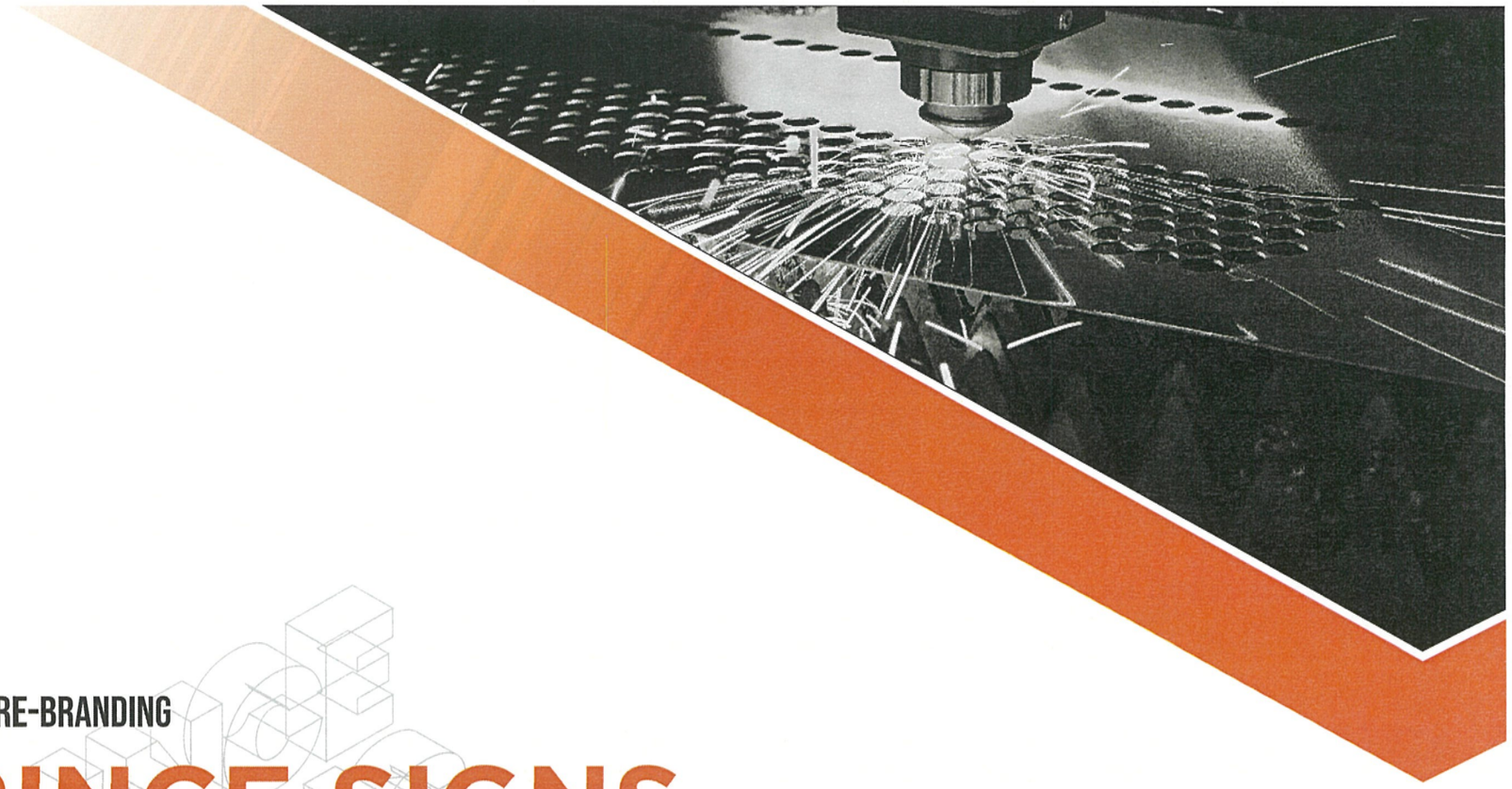
- While most of the gas stations located in the close proximity to the site are identified with pole signs, the property is located within a commercial corridor characterized by low-profile monument signs.
- Existing pole signs in the vicinity were historically permitted along highway-oriented corridors but have since been phased out through ordinance updates aimed at reducing visual clutter and improving corridor aesthetics.
- The proposed sign height exceeds the maximum allowable pole-sign height of 25 feet and could be reduced to meet the maximum height.
- Although the gas station is located near Interstate 12, the proposed sign would not be visible from the interstate.

Standards for Review (Sec. 200-3.4.G) - *The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:*

1. The proposed conditional use meets all applicable use standards as outlined in Chapter 400 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.

4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
   a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, and access in case of fire.
   b. Off-street parking and loading areas.
   c. Refuse and service areas.
   d. Utilities with reference to location, availability, and compatibility.
   e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
   f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
   g. Required yards and open space.
   h. Height and bulk of structures.
   i. Hours of operation.
   j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic 12527-2026 S. Camp Sledgeon neighborhood streets.
   k. The amount and location of existing impervious surface.

2026-4777-CP



KK 984 | RE-BRANDING

PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

PRINCE SIGNS

Houston, TX 281-345-4488 | Midland, TX 432-505-4056 | info@princesigns.com | www.princesigns.com

2026-4777-CP

ITEMS CORRESPONDING TO SCHEDULE B-II

THERE ARE NO PLOTTABLE SCHEDULE B-II ITEMS CONTAINED IN THE CURRENT TITLE COMMITMENT.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "HC-2" - HIGHWAY COMMERCIAL DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

FRONT SETBACK: PUMPING UNITS: 50' MINIMUM
NO OTHER REQUIREMENT WHEN NOT ABUTTING RESIDENTIAL
SIDE SETBACK: NO SPECIFIC REQUIREMENT WHEN NOT ABUTTING RESIDENTIAL
REAR SETBACK: NO SPECIFIC REQUIREMENT WHEN NOT ABUTTING RESIDENTIAL
ACCESSORY STRUCTURES WITHIN BUILDABLE AREA OF LOT: 25' MINIMUM FROM FRONT LOT LINE

HEIGHT RESTRICTIONS: 60'

MAXIMUM LOT COVERAGE: 50%

PARKING REQUIREMENTS (FORMULA): RETAIL ESTABLISHMENTS: 1 SPACE REQUIRED PER EACH 400 SQ. FT. OF GROSS FLOOR AREA

THE ZONING INFORMATION SHOWN ABOVE WAS PREPARED BY NV5 ZONING REPORT DATED NOVEMBER 25, 2024, PROJECT NO. 7202401904.000, PURSUANT TO TABLE A 6A.

VICINITY MAP - NOT TO SCALE

MISCELLANEOUS NOTES

MN1 SURVEY PERFORMED BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY,
4580 STEPHEN CIRCLE N.W., SUITE 300 CANTON, OH 44718
PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM

MN2 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE, NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

MN3 TABLE A 2: AN ADDRESS OF 68106 HIGHWAY 59 WAS POSTED ON THE SURVEYED PROPERTY, (SEC 19, 3S-TWP 7S-RGE 12E)

MN4 TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 8.92ac ACRES (36,436± SQUARE FEET), MORE OR LESS.

MN5 TABLE A 6a: THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLANS AND ZONING REPORT. THE ZONING MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.

MN6 TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

MN7 TABLE A 9: THERE ARE 16 STRIPED REGULAR PARKING SPACES AND 1 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 17 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

MN8 TABLE A 10: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.

MN9 TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

MN10 TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

MN11 THE SURVEYED PROPERTY HAS VISIBLE EVIDENCE OF DIRECT PHYSICAL ACCESS (E.G., CURB CUTS, DIRECT ACCESS DRIVEWAYS) TO HIGHWAY 59, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN HEREON, UNLESS SHOWN OR REFERENCED HEREON, NO TITLE DOCUMENTATION WAS PROVIDED TO DETERMINE IF SHOWN RIGHT OF WAYS ARE PUBLIC OR PRIVATE AT TIME OF SURVEY, NO DOCUMENTATION WAS PROVIDED CONCERNING OWNERSHIP OF MINERAL RIGHTS.

MN12 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

MN13 THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED. CLOSURE DISTANCE: 9.991 CLOSURE ANGLE: S39° 25' 22"W PRECISION: 770,762

MN14 BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT OF WAY LINE OF HIGHWAY 59, ST, TAMMANY PARISH, LOUISIANA TO BEAR N 2° 48' 60" E, AS SHOWN HEREON.

MN15 THIS SURVEY IS NOT INTENDED FOR NOR SHOULD BE RELIED UPON FOR CONSTRUCTION PURPOSES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION DESIGN, CONSTRUCTION PERMITS, BUILDING CONSTRUCTION OF ANY KIND, CONSTRUCTION STAKING, EXCAVATION, FOUNDATIONS, FOUNDATION FOOTINGS, SOIL TESTING, TEST BORES, UTILITIES, INSTALLING FENCING, RETAINING WALLS AND PARTY WALLS, ETC. THE PURPOSE OF THIS ALTA LAND TITLE SURVEY IS FOR TITLE REAL ESTATE TRANSACTION ONLY.

MN16 THIS SURVEY CONFORMS TO THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD RULES, TITLE 46, PART LXI, SECTION 2907 FOR A BOUNDARY SURVEY UNDER CLASS A SURVEY.

MN17 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.

MN18 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW, CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.

MN19 THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.

MN20 SURVEY AND SURVEY RELATED ITEMS SHOWN HEREON ARE CERTIFIED TO THE DATE OF FIELD SURVEY.

MN21 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.

MN22 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

MN23 ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR, NO UTILITY ONE CALL WAS PERFORMED, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

MN24 UNLESS OTHERWISE NOTED ON SURVEY, SHEDS, TRAILERS, GUARD SHACKS AND ANY MISC. STRUCTURES HAVE NO FOUNDATIONS PRESENT AT TIME OF SURVEY.

MN25 SURVEY PREPARED BY JARON R. FITZMORRIS, DATED OCTOBER 24, 1989, PROJECT NUMBER 5115, LICENSE #3453, WAS REFERENCED AT TIME OF SURVEY.

RECORD DESCRIPTION

Property 6

A certain tract of parcel of land situated in Sections 19 and 30, T7S, R12E, St. Tammany Parish, Louisiana, more fully described as commencing at a point described as being located West 1340.8 feet; South 00 degrees 49 minutes East 266.8 feet; North 88 degrees 46 minutes West 459.7 feet; North 89 degrees 30 minutes West 819.6 feet; North 02 degrees 17 minutes West a distance of 205.0 feet from the Quarter Section Corner common to Sections 19 and 30, T7S, R12E, St. Tammany Parish, for a point of beginning; from said point of beginning proceed North 02 degrees 17 minutes West 27.0 feet to a point; thence North 86 degrees 27 minutes West 29.0 feet to a point; North 02 degrees 49 minutes East 148.36 feet to a point; thence South 88 degrees 56 minutes 53 seconds East 200.00 feet to a point; thence South 04 degrees 31 minutes 42 seconds East 175.00 feet to a point; thence North 89 degrees 30 minutes West 200.00 feet to the point of beginning, Containing 36,436 square feet, all as per survey of Fontinuetta Surveys incorporated dated July 28, 1994.

Being the same property acquired by Lopes Petroleum, LLC by an act dated July 12,2007, registered as instrument No, 1833044, St. Tammany Parish, LA,

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO, 24107319, DATED OCTOBER 9, 2024,

ALTA/NSPS LAND TITLE SURVEY

for

Project Gumbo

NV5 Project No. 202403884-5

68106 Hwy 59, Mandeville, LA 70404

Based on Property 6 of Title Commitment No. 24107319
of First American Title Insurance Company
bearing an effective date of October 9, 2024

Surveyor's Certification

To: Kent Store Development, LLC; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on October 23, 2024.

STATE OF LOUISIANA
BYRON D. HOWELL
License No. 5622
PROFESSIONAL
LAND SURVEYOR

9/29/2025 10:52:42 AM

BYRON D. HOWELL
REGISTRATION NO. 5622
FIRM REGISTRATION NUMBER 636
IN THE STATE OF LOUISIANA
EXPIRATION DATE: 03-31-2026
DATE OF FIELD SURVEY: OCTOBER 23, 2024
DATE OF LAST REVISION: DECEMBER 13, 2024
NETWORK PROJECT NO. 202403884-5 AAC

SHEET 1 OF 2

NV5

REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle N. W., Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywhelpyou@nv5.com

PITTSBURGH PROJECT NO. 5202405873

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) A1 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22505924SC, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 17, 1989 AND IS IN A SPECIAL FLOOD HAZARD AREA, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/19/2024	FIRST DRAFT		
12/13/2024	NETWORK COMMENTS, ZONING		
FIELD WORK: KS	DRAFTED: JS	CHECKED BY: BH	FB & PG:

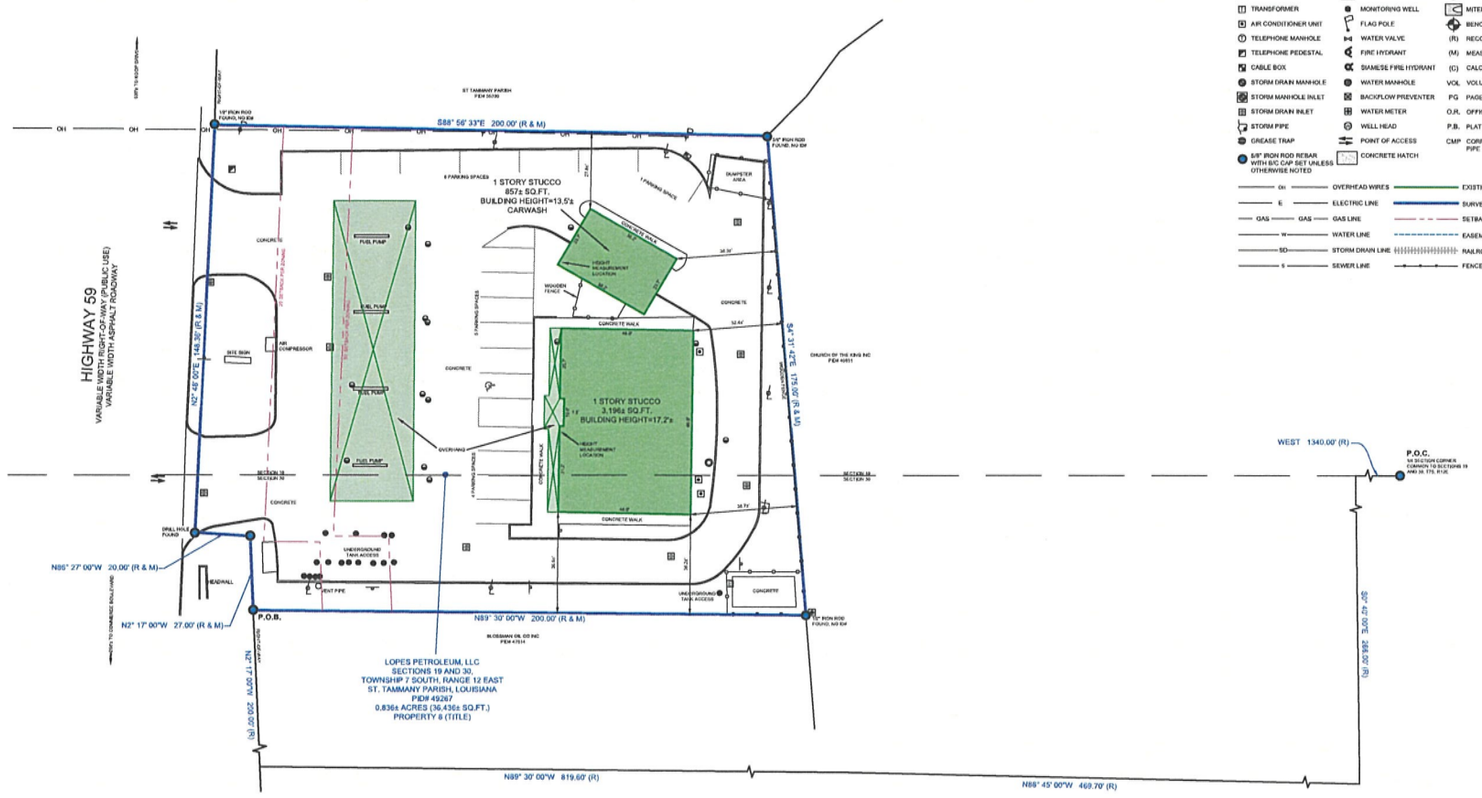
SIGNIFICANT OBSERVATIONS

NONE APPARENT

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

2026-4777-CP



LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS MANHOLE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SIGN	GAS METER
ELECTRIC VAULT	TOWER	HANDICAPPED PARKING
TRANSFORMER	MONITORING WELL	MITERED END SECTION
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK
TELEPHONE MANHOLE	WATER VALVE	(R) RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
CABLE BOX	SIAMESE FIRE HYDRANT	(C) CALCULATED
STORM DRAIN MANHOLE	WATER MANHOLE	VOL VOLUME
STORM MANHOLE INLET	BACKFLOW PREVENTER	PG PAGE
STORM DRAIN INLET	WATER METER	O.R. OFFICIAL RECORDS
STORM PIPE	WELL HEAD	P.B. PLAT BOOK
GREASE TRAP	POINT OF ACCESS	CMP CORRUGATED METAL PIPE
5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED	CONCRETE HATCH	

OH — OVERHEAD WIRES — EXISTING STRUCTURE
E — ELECTRIC LINE — SURVEYED PROPERTY
GAS — GAS LINE — SETBACK LINE
W — WATER LINE — EASEMENT LINE
SD — STORM DRAIN LINE — RAILROAD TRACKS
S — SEWER LINE — FENCE LINE

SCALE : 1" = 20'
0' 10' 20' 40'

SHEET 2 OF 2

NV5

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PROJECT GUMBO
DATE OF FIELD SURVEY: OCTOBER 23, 2024
NETWORK PROJECT NUMBER: 202403894.6 AAC
1-(800)-SURVEYS (787-8397)
REAL ESTATE TRANSACTION SERVICES
www.nv5.com/real-estate-transaction-services bookmaywehelpyou@nv5.com
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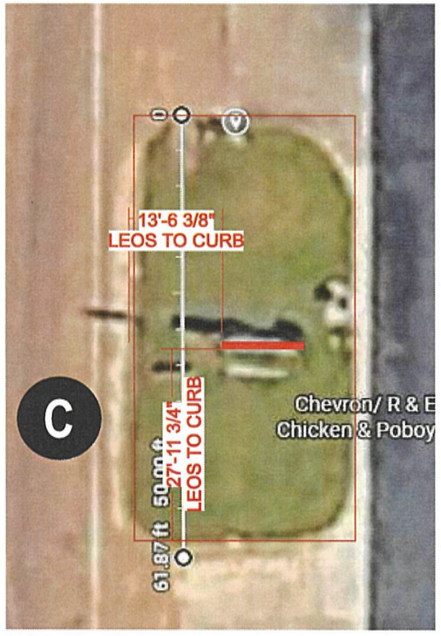
KEY

- C- NEW PYLON
- D- KK SIGNAGE

NORTH



SCALE: 1/16" = 1'-0"

SCALE: 1/128" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PERMIT

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: TKC
ADDRESS: KK984 68106 LA 59 ,
CITY/STATE: MANDEVILLE, LA 70471 US
DATE: 1/12/26
SALES: KR
DESIGN: VT

W.O. NUMBER
9758-P
OTHER W.O.
8550

#	REVISION	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

☐ ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIRMENTS
PRIMARY CIRCUIT
TOTAL AMP DRAW
TSCL#: 10695

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SCOPE

NEW PYLON SIGN:

- REPLACE EXISTING MONUMENT SIGN WITH NEW PYLON SIGN
- SUPPLY & INSTALL “C60” CHEVRON CABINET
- SUPPLY & INSTALL “C60” TECHRON CABINET
- SUPPLY & INSTALL “C60” PRICER CABINET
- MFG. D/F KENT KWIK CABINET *AND* PANFORMED & EMBOSS FACES

MATERIAL SPECS

AL1	ALUMINUM
A1	POLYCARBONATE

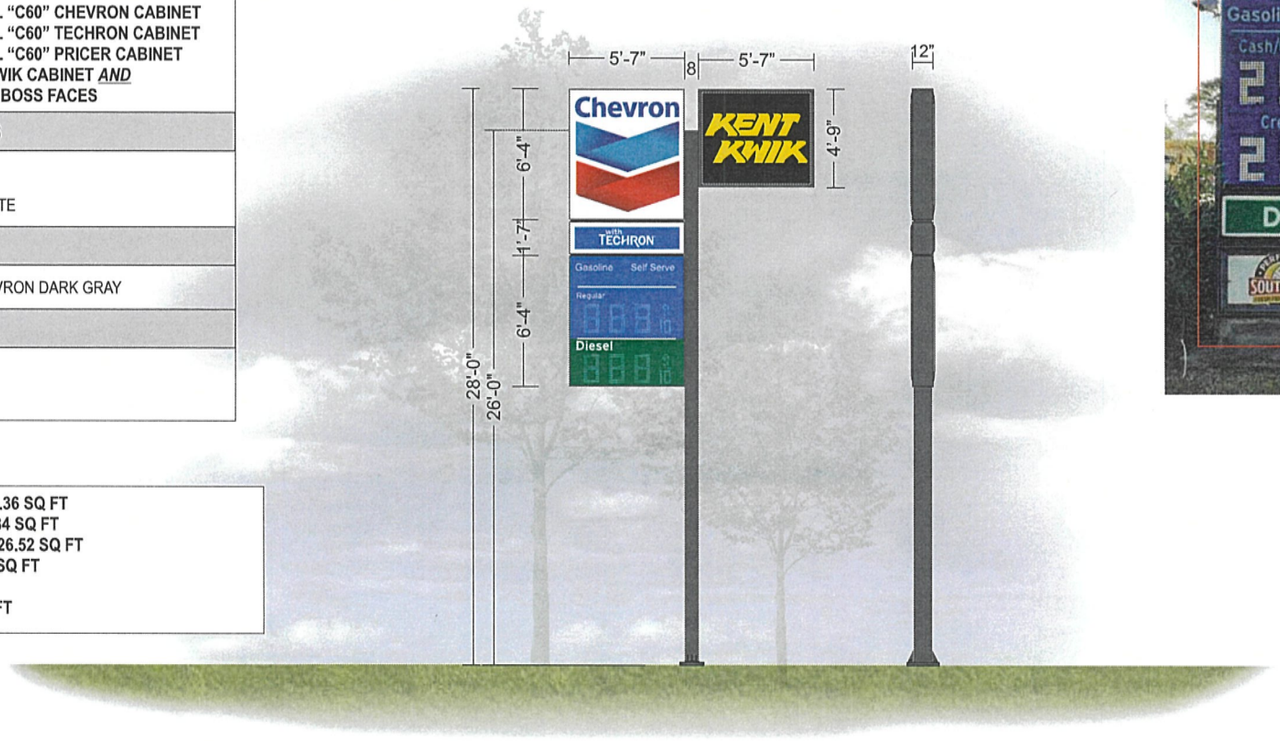
PAINT SPECS

P1	PMS-431 - CHEVRON DARK GRAY

COLOR SPECS

C1	BLACK
C2	PMS 012C

PROPOSED



REMOVE **EXISTING**

CHEV CABINET 35.36 SQ FT
TECH CABINET 8.84 SQ FT
PRICER CABINET 26.52 SQ FT
KK CABINET 8.84 SQ FT

TOTAL 106.08 SQ FT

C NEW “C60” D/S PYLON SIGN
SCALE: 3/16" = 1'-0"

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ILLUMINATED

ELECTRIC SIGNS E32056

ELECTRICAL REQUIRMENTS
DEDICATED CIRCUIT
120 VOLT/ 20 AMP
TOTAL AMP DRAW
XX VOLT/ XX AMP
TSCL#: 16895

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2026-4777-CP

SCOPE

STORE FRONT ELEV. SIGNAGE:

- PATCH AND PAINT AFTER REMOVAL OF THE EXISTING SIGN
- MFG. & INSTALL "KENT KWIK" CHANNEL LETTERS W/ BACKERPLATE

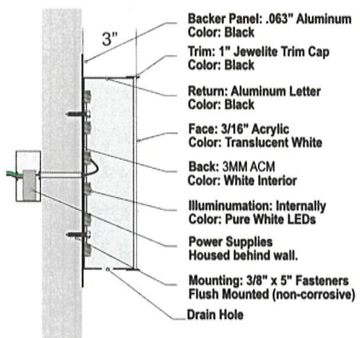
MATERIAL SPECS

A1 ACRYLIC

AL1 ALUMINUM

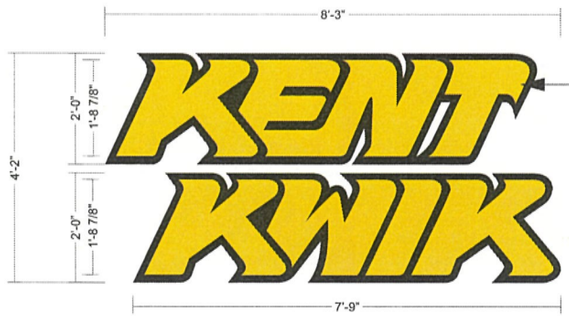
VINYL SPECS

V1 3M 3630-015 YELLOW TRANS. VINYL



ILLUMINATED CHANNEL LETTERS W/ BACKERPLATE

SCALE: NTS



A1
AL1
V1

CHANNEL LETTERS BLACK RETURNS W/ TRANS. ACRYLIC FACES APPLIED TO FIRST SURF.TRANS. VINYL, ROUTED ALUMINUM BACKER PLATE; TO BE DIRECT MOUNTED

D "KENT KWIK" CHANNEL LETTERS WITH BACKERPLATE 34.38 ft²

SCALE: 1/2" = 1'-0"

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PERMIT

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DESIGN: VT

W.O. NUMBER: 9758-P

OTHER W.O.: 8550

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ILLUMINATED

ELECTRIC SIGNS E320616

ELECTRICAL REQUIRMENTS
PRIMARY CIRCUIT
120 VOL T/ 20 AMP
TOTAL AMP DRAW
XX VOL T/ YX AMP
TSCL#: 16895

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2026-4777-CP

STORE FRONT BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"

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☐ ILLUMINATED
ELECTRIC SIGNS E320516
ELECTRICAL REQUIRMENTS
PRIMARY CIRCUIT
TOTAL AMP DRAW
TSCL#: 16695

PAGE 5

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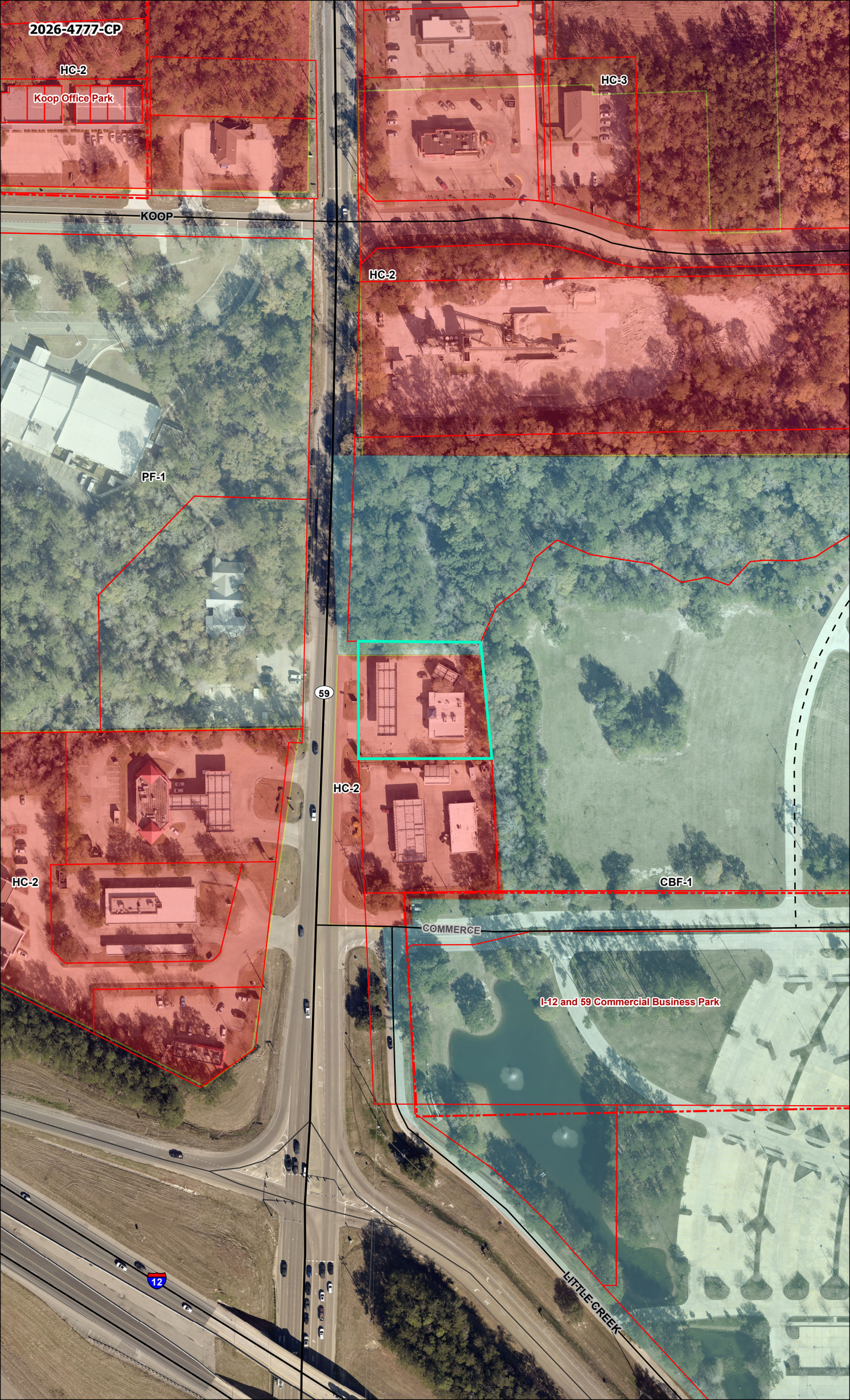
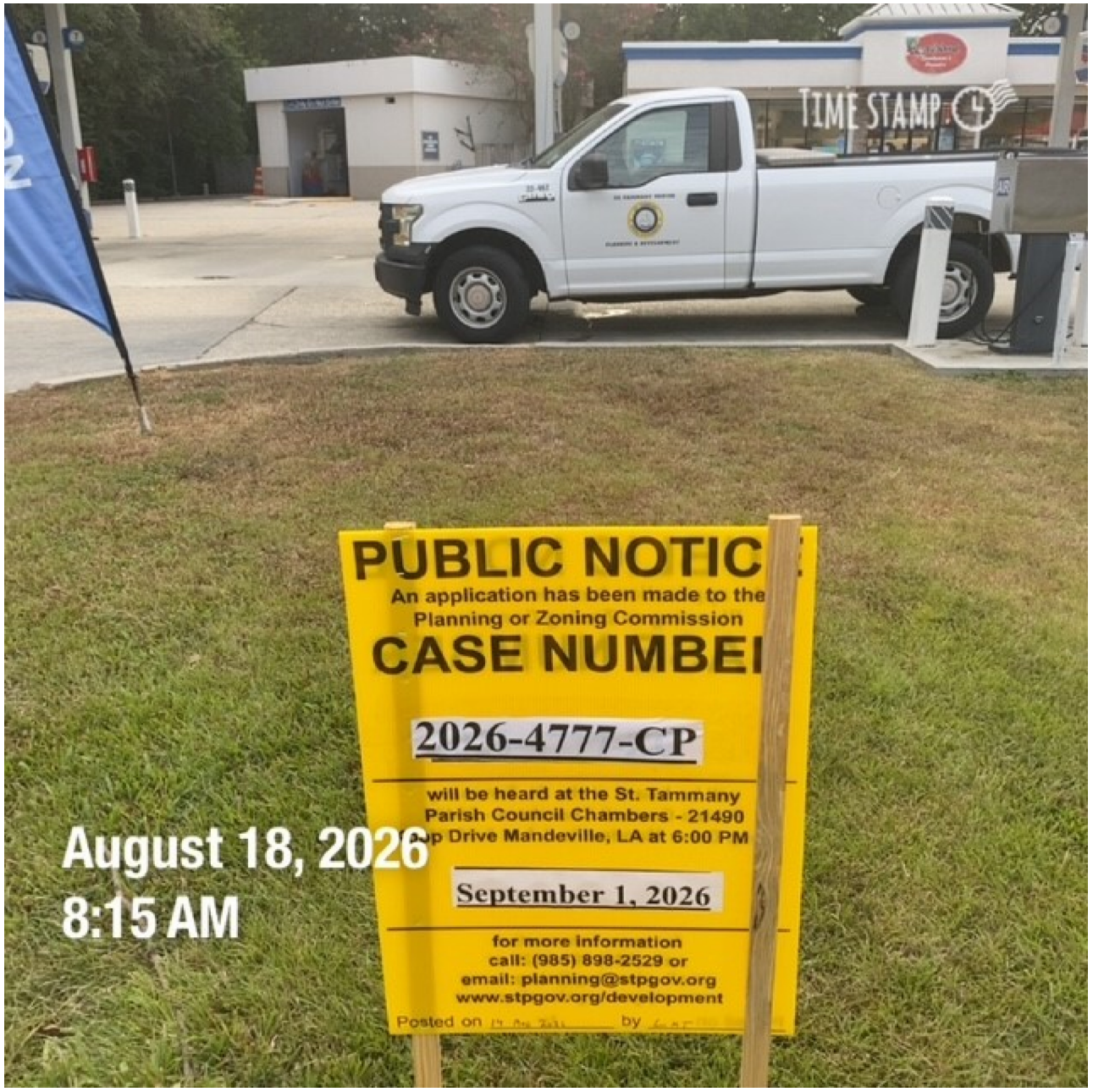

2026-4777-CP
HC-2
Koop Office Park
HC-3
KOOP
HC-2
PF-1
59
HC-2
HC-2
CBF-1
COMMERCE
I-12 and 59 Commercial Business Park
12
LITTLE CREEK

2026-4777-CP


TIME STAMP
PUBLIC NOTIC
An application has been made to the
Planning or Zoning Commission
CASE NUMBE
2026-4777-CP
will be heard at the St. Tammany
Parish Council Chambers - 21490
p Drive Mandeville, LA at 6:00 PM
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on
by
August 18, 2026
8:15 AM